





PAVAN COURT, SCEPTRE ROAD, LONDON, E2

£600,000 LEASEHOLD

A VAST TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT CLOSE TO BETHNAL GREEN TUBE STATION

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DESCRIPTION:

GUIDE PRICE - £600,000-£625,000

Quietly positioned, a stone's throw from Bethnal Green station, is this wonderfully bright, very large two bedroom maisonette. The split-level apartment arranged over approximately 1,233 square feet is located on the top two floors with entry via the second floor, through a generous hallway which leads to an expansive open-plan dining and living room which features double doors opening onto a Juliette balcony. Leading from the hallway is a spacious downstairs bathroom and below-stairs storage area. The staircase ascends to the two spacious double bedrooms and second large bathroom. The second bedroom opens onto a small non-demised communal terrace area and both bedrooms provide plenty of storage space. An attic above provides some additional storage.

Pavan Court is set around a private courtyard with seating area and contains a covered bicycle storage facility. It has an excellent location, close to three of East London's finest parks: Victoria Park, Weavers Fields and Bethnal Green Gardens; and the Regents Canal. The large open spaces of Victoria Park, the independent shops of Victoria Park Village and London Fields (which has an Olympic sized open-air lido), are also a short walk away. The shops, bars and restaurants of Shoreditch and Hoxton, and additionally Columbia Road Flower Market, are within easy reach to the west. Bethnal Green Underground station (Central Line), Stepney Green station (District and Circle Lines) and the Overground station are all a short walk away, as is Whitechapel station on the Elizabeth Line, providing fast links across London and to Heathrow Airport.

Residents' local parking permits may be obtained by application to the local council.

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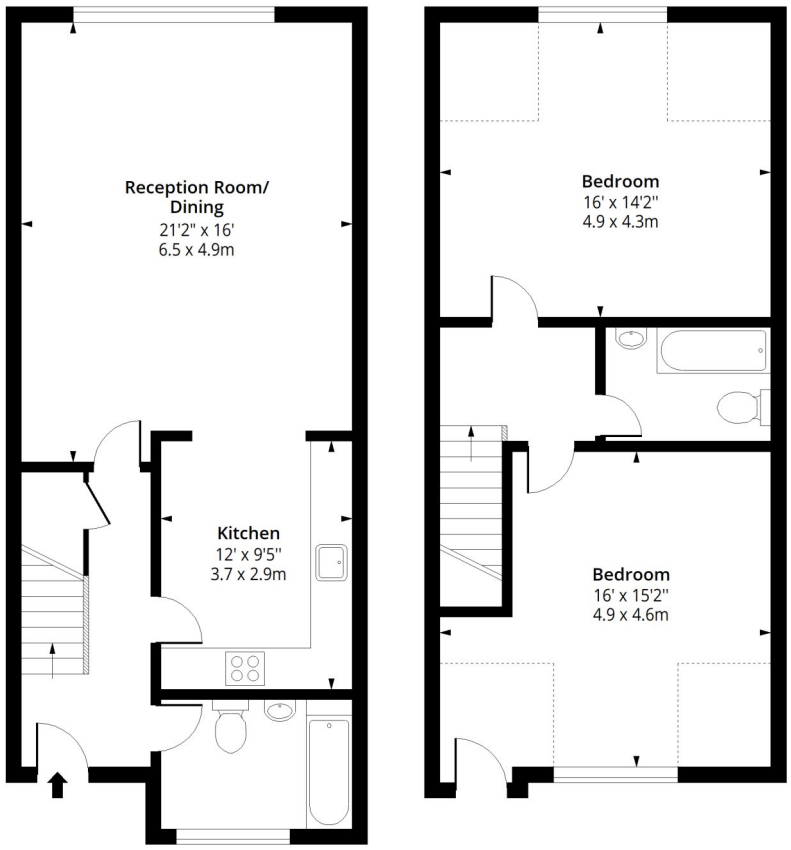




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Sceptre Road, E2

Approx. Gross Internal Area 1233 Sq Ft - 114.5 Sq M



Second Floor

Floor Area 644 Sq Ft - 60.0 Sq M

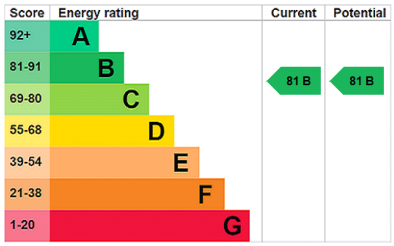
Third Floor

Floor Area 589 Sq Ft 54.5 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/SHO180403

Tenure: Leasehold

Term: 96 year and 11 months (Subject to change)

Service Charge: £1992.34 per annum (approx.)

Ground Rent: £ 400 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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