



WILMOT STREET, LONDON, E2
£400,000 LEASEHOLD

BEAUTIFULLY FINISHED 1 BEDROOM GARDEN FLAT IN BETHNAL GREEN

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DESCRIPTION:

This well-presented one-bedroom garden flat is located on the popular Wilmot Street in Bethnal Green. Set within a classic Victorian building, the property has been finished to a high standard, blending modern touches with original character.

The flat features a bright open-plan living and kitchen area with wooden flooring and plenty of natural light. The bedroom is a good-sized double on the east facing side of the building. The bathroom is modern and stylish, with quality fittings throughout.

One of the standout features of this home is the private rear garden, offering a peaceful outdoor space that's ideal for relaxing or entertaining.

The flat is ideally located just a short walk from Bethnal Green Underground and Overground stations, making it easy to get into the City or across London. Local shops, cafes, and green spaces like Victoria Park and London Fields are all nearby, along with vibrant spots like Broadway Market and Columbia Road.

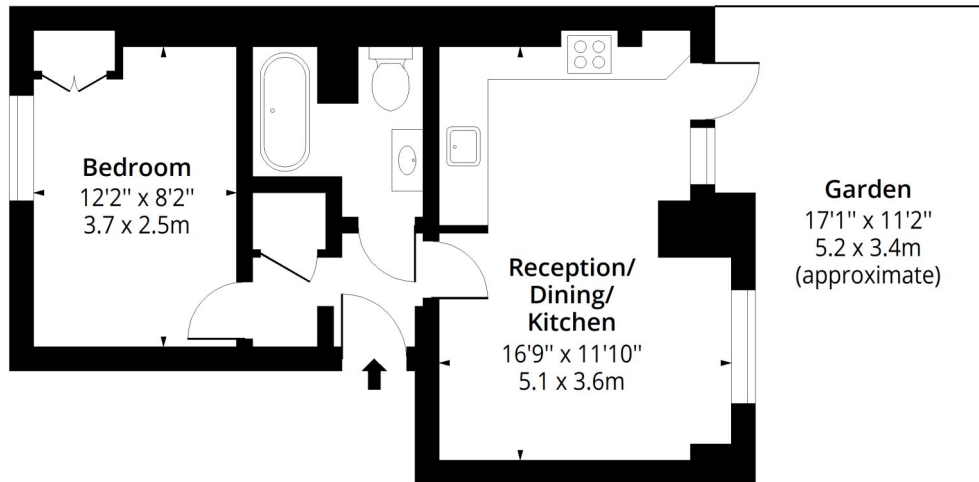
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Wilmot Street, E2

Approx. Gross Internal Area 403 Sq Ft - 37.44 Sq M



Lower Ground Floor

Floor Area 403 Sq Ft - 37.44 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 3/6/2025

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Tenure: Leasehold

Term: 960 year and 8 months

Service Charge: £3240 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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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