



HAGUE STREET, LONDON, E2  
 'OFFERS IN EXCESS OF' £850,000 FREEHOLD

## THREE BEDROOM VICTORIAN END OF TERRACE WITH OUTSIDE SPACE IN THE HEART OF BETHNAL GREEN

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**Winkworth**



## DESCRIPTION:

A charming three-bedroom Victorian end of terrace house in the heart of the vibrant Bethnal Green. The house is ideally located moments from Weavers Fields and spans an impressive 1,156 sq. ft. making this a fine family home. The house has a great blend of period and contemporary features including wooden flooring, sash windows and private patio garden.

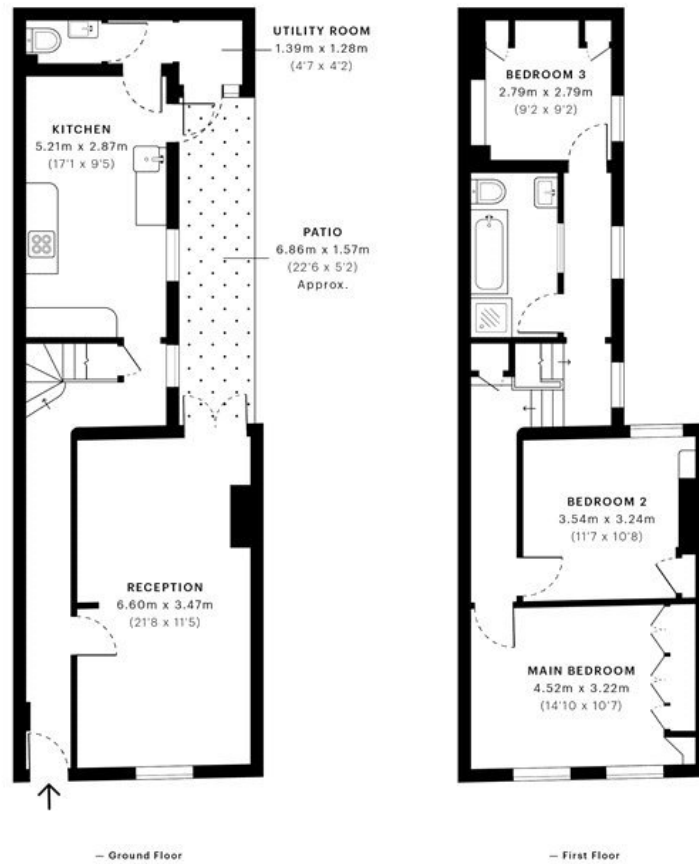
Upon entering the property, you are greeted with entrance hall leading to a generous size living room with large sash window, a spacious fitted with dining area and direct access to the private patio garden. There is also an additional utility room with W/C. Upstairs leads to the landing with storage cupboard, family bathroom with bath and separate shower cubicle, master bedroom with fitted storage cupboards, second double bedroom also with storage cupboard and third bedroom with storage cupboards.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Redchurch Street and Shoreditch High Street. You have fantastic transport links with Bethnal Green overground and underground stations as well as Shoreditch High Street station all close by.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
107.47 sqm / 1156.80 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, reserved head height  
99.59 sqm / 1071.98 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 106.03 sqm / 1141.30 sqft  
IPMS 3C RESIDENTIAL 100.05 sqm / 1076.93 sqft

spec id: 605cb186a412d80dd218c2d0

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.

