

SELBY STREET, LONDON, E1  
**£400,000 LEASEHOLD**

## CHARMING ONE BEDROOM APARTMENT IN BETHNAL GREEN

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## DESCRIPTION:

This charming one-bedroom apartment offers a comfortable and convenient living space.

Located on the first floor, this 496 sqft home is perfect for those seeking a compact yet functional space. The property is also chain-free, which is an added bonus.

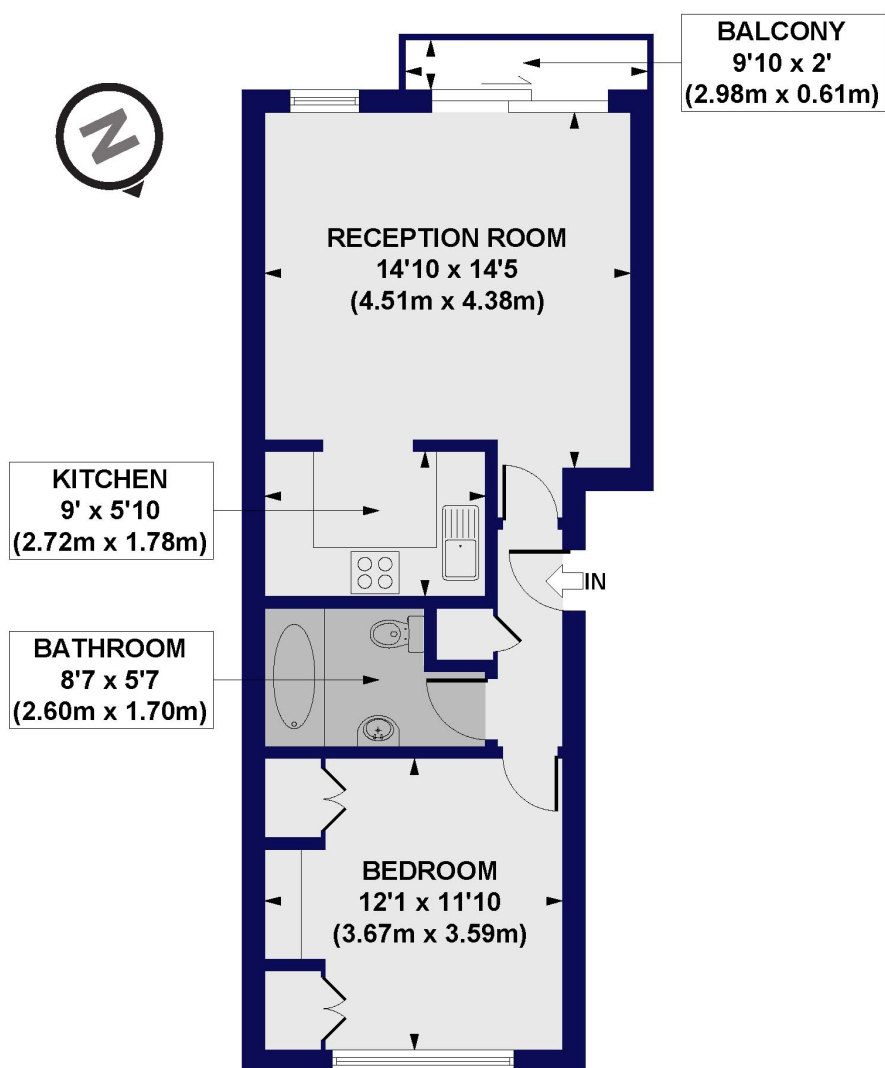
With excellent transport links nearby, commuting and accessing local amenities is a breeze. Whether you're a first-time buyer or looking for a manageable investment, this property is an excellent choice.

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**Selby Street, E1**  
**Approx. Gross Internal Floor Area 496 sq. ft / 46.07 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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