



## Wilmot Street, London, , E2 0BU

**£350,000**

Guide Price £350,000 - £375,000 Elms Estates are delighted to offer to the market For Sale this lovely One Bedroom Ground Floor Apartment with its own rear Garden, situated on the ever popular Wilmot Street.

The property is situated just off Bethnal Green Road on a delightful street with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens, St Bartholomew's Gardens within easy reach. It has Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is presented in good condition with an open plan kitchen and lounge, a good sized bathroom and double bedroom with built in storage. The property also benefits hugely from having its own rear garden accessed directly from the lounge.

Wilmot Street is offered to the market on a CHAIN FREE basis and really is one to not be missed.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Lounge/Kitchen

14'6" x 12'0" (4.42 x 3.68)

Wood floors, power points, electric storage heater, range of eye and base level units, single sink and drainer with mixer tap, oven with electric hob and extractor, integrated fridge, dishwasher, double glazed window to rear aspect with door leading to west facing rear patio.



## Bedroom

10'5" x 9'2" (3.20 x 2.80)

Wood floors, power points, electric heater, fitted wardrobes, east facing double glazed window to front aspect.



## Bathroom

11'0" x 4'1" (3.37 x 1.26)

Tiled floors, storage cupboard housing tank and washing machine, wash hand basin, side panel bath with shower attachment, low level flush, extractor fan, spot lights.



## Patio

### Material Information

Tenure: Leasehold

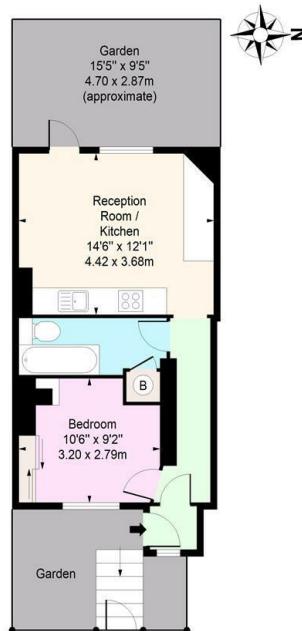
Length Of Lease: Approx 970 Years remaining

Annual Ground Rent: £5.00 Per year

Annual Service Charge: £2,549.12 Per Year

Council Tax Band: B

**Wilmot Street, E2**  
Approx. Gross Internal Area 383 Sq Ft - 35.58 Sq M



**Lower Ground Floor**

Floor Area 383 Sq Ft - 35.58 Sq M

For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
69		77	
52		65	
Not environmentally friendly - higher CO <sub>2</sub> emissions			