



Wilmot Street, London, , E2 0BS £500,000

GUIDE PRICE £500,000 - £525,000 Elms Estates are pleased to offer to the market For Sale this Amazing Two Bedroom Apartment located within this Beautiful Victorian Building.

The property is situated just off Bethnal Green Road on a quiet residential street, in a period mansion block, overlooking the green space of Weavers Fields. Both Bethnal Green underground station and Bethnal Green overground station are a 5 minute walk and there are numerous buses into London within a 2 minute walk. The Elizabeth Line is 10 minute walk. Brick Lane & Shoreditch High Street are close by with an abundance of cafes, restaurants and shops. The area is very well serviced with superb local amenities, schools, day care facilities, gyms and there is a thriving local community.

Internally the property has a bright and spacious reception room with a modern fitted kitchen, two double bedrooms with bedroom one benefitting from built in storage and a bay fronted window. The property also boasts a contemporary shower room and its very own parking space.

Wilmot Street really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



Reception Room

11'1" x 11'1" (3.4 x 3.4)

Kitchen

10'2" x 6'6" (3.1 x 2.0)

Bedroom One

13'5" x 11'1" (4.1 x 3.4)

Bedroom Two

11'9" x 9'6" (3.60 x 2.90)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 960 Years remaining

Annual Ground Rent: £5.00 Per year

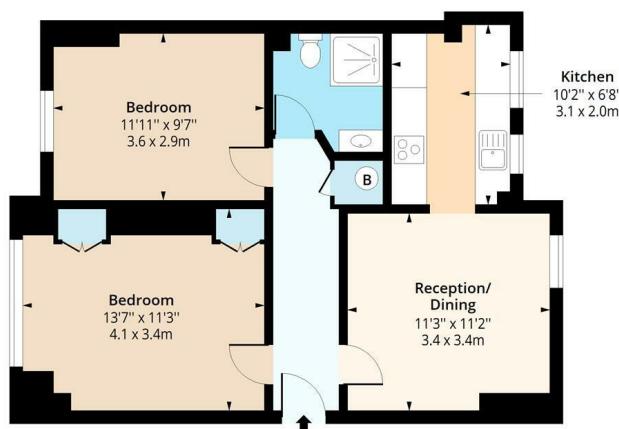
Annual Service Charge: £2,851.00

Council Tax Band: C



Wilmet Street, E2

Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M



Raised Ground Floor

Floor Area 591 Sq Ft - 54.90 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.

ipaplus.com

Date: 2/4/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	61

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	England & Wales