



Wellington Row, London, , E2 7BQ

£325,000

Guide Price £325,000 - £335,000 Elms Estates are delighted to be able to offer to the market for sale this Amazing One Bedroom Apartment with its very own balcony.

The Property is located within Walking Distance of Bethnal Green Tube Station this property benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout, with a large reception room which gives you access to the balcony, Separate kitchen, Double bedroom, contemporary bathroom and ample storage throughout.

Wellington Row 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

18'0" x 9'10" (5.5 x 3.0)

Balcony

Kitchen

9'10" x 6'10" (3.0 x 2.1)



Bedroom

12'1" x 9'10" (3.7 x 3.0)

Bathroom

8'2" x 4'7" (2.5 x 1.4)



Material Information

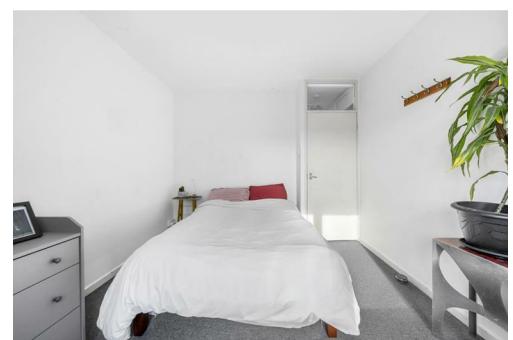
Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,680.00 Per Year

Council Tax Band: B



Marketing Disclaimer

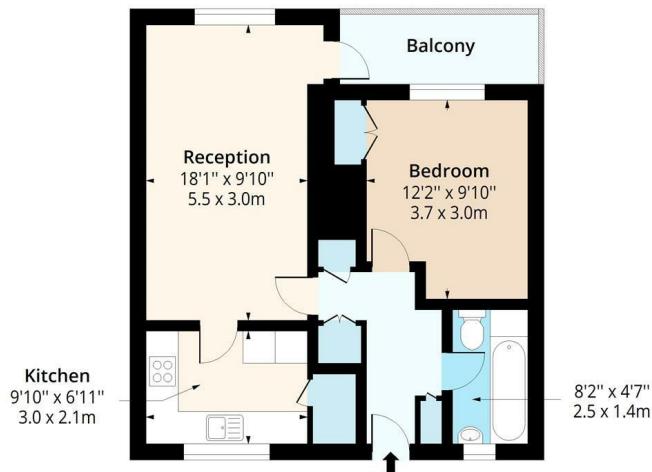
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Wellington Row E2

Approx. Gross Internal Area 539 Sq Ft - 50.07 Sq M

Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M



Second Floor

Floor Area 539 Sq Ft - 50.07 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: 9/2/2026

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	