



Welwyn Street, London, , E2 0JN

£575,000

Elms Estates are pleased to offer to the market For Sale this amazing Three bedroom apartment situated on the ground floor within this Period Mansion Block with a Wonderful Communal Court Yard.

Shepton House is located on a Quiet Residential Street with no through traffic and is just a short walk to Bethnal Green Tube Station and offers bus routes to the City, West End and beyond. The ever popular Victoria Park is also within walking distance and being located within the Heart of the East End you will enjoy 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 presented well throughout with a modern fitted kitchen, Spacious lounge with high ceilings, Three good size bedrooms and modern shower room. The property has ample storage throughout and is definitely not one to miss out on.

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

13'1" x 12'1" (4.0 x 3.7)

Kitchen

9'2" x 6'6" (2.8 x 2.0)

Bedroom One

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

Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

Bedroom Three

7'10" x 6'6" (2.4 x 2.0)

Shower Room

Material Information

Tenure: Leasehold

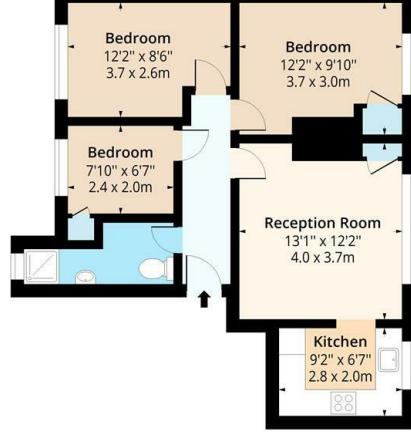
Length Of Lease: Approx 996 Years remaining

Annual Service Charge: £1481.88 Per Year

Council Tax Band: C



Shepton House, E2
Approx. Gross Internal Area 630 Sq Ft - 58.53 Sq M



Ground Floor

Floor Area 630 Sq Ft - 58.53 Sq M

Thursday 1st September 2022
1 sq m = 10.76 sq feet
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.
ipaplus.com

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			
77		64	

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		
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