



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

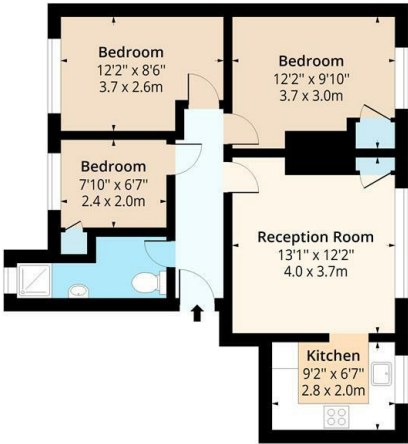
Material Information

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.

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