



## Wilmot Street, London, , E2 0BT £350,000

Guide Price £350,000 - £375,000 Elms Estates are pleased to offer to the market For Sale this Amazing One Bedroom Apartment situated on the Ground Floor of this Beautiful Victorian Building with its very own garden.

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 bright and spacious throughout with a good size reception and kitchen area which gives you access to the garden, Double bedroom and bathroom.

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.



## Reception

11'9" x 8'2" (3.6 x 2.5)

## Kitchen

9'10" x 7'2" (3.0 x 2.2)

## Bedroom

12'1" x 7'10" (3.7 x 2.4)

## Bathroom

## Garden

17'8" x 12'9" (5.4 x 3.9)



## Material Information

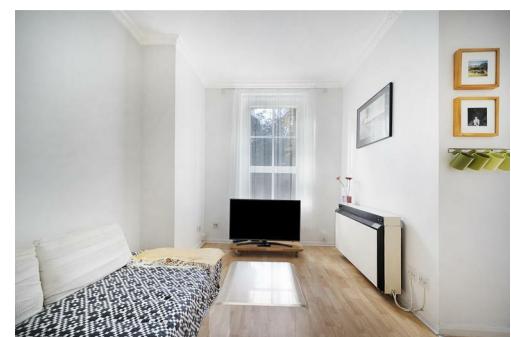
Tenure: Leasehold

Length Of Lease: Approx 960 Years remaining

Annual Ground Rent: £5.00 Per year

Annual Service Charge: £2,306.56 Per Year

Council Tax Band: B



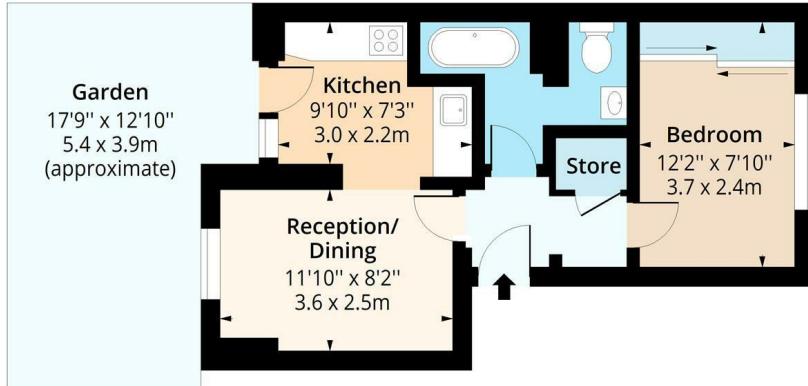
## Marketing Disclaimer

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.



## Wilmet Street, E2

Approx. Gross Internal Area 387 Sq Ft - 35.95 Sq M



## Lower Ground Floor

Floor Area 387 Sq Ft - 35.95 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: 1/10/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(70-69)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A	76	
(81-80)	B	63	
(70-69)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	
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