



— Asking Price £650,000



— 2<sup>nd</sup> Floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 920 sqft

## Sunlight Square, Bethnal Green, E2

Chain free and offering 920sq. ft of lateral living space, this 2 bedroom apartment occupies an enviable location on the second floor of a gated development, with the added advantage of a private parking space and balcony.

This light-filled apartment comprises a spacious open plan living and entertaining space, fitted kitchen with breakfast bar, a west-facing balcony - perfect for evening sun - a modern bathroom with a walk-in shower, and 2 double bedrooms with triple glazed windows (the main bedroom benefits from ample built-in storage).



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This factory building conversion combines original architecture with more modern design. Generous ceiling heights, large windows and a favourable east-west aspect enhance the volume of space and light in the apartment. Further features include solid hardwood floors throughout the main living areas, gas central heating and secure entry system.

The apartment has the benefit of a private car parking space and a bike storage shed.

Sunlight Square affords a very private location with well-maintained communal areas and the added advantage of a weekday caretaker.

## Area

The development is located at the end of Birkbeck Street, set back from Cambridge Heath Road, between Weaver's Fields and Bethnal Green Garden. The property is ideally located for both Bethnal Green underground and overground stations, providing fast access into the City, Stratford and the West End. Whitechapel Station is also within a mile of the property where the Elizabeth Line provides fast access to the city and airports.

The surrounding area is brimming with some of the best independent shops, galleries and restaurants in East London, with Columbia Road Flower Market, Brick Lane, Shoreditch and Spitalfields all within easy reach. The Regent's canal and the green open spaces of Victoria Park are also within walking distance.

## Details

Leasehold with circa 98 years remaining  
Service charges: Approx. £2,866 per annum (includes water) plus a reserve fund contribution  
Ground Rent: £300.00pa, capped at £900.00pa  
Parking Space Ground Rent: £75pa, capped at £125.00pa  
Council tax: Tower Hamlets, Band E  
EPC: rating C

Electricity Supply: Mains.  
Primary source of Water Supply: Mains.  
Heating: Gas Central.  
Primary arrangement for sewerage: Mains.  
Parking: Access to designated parking space

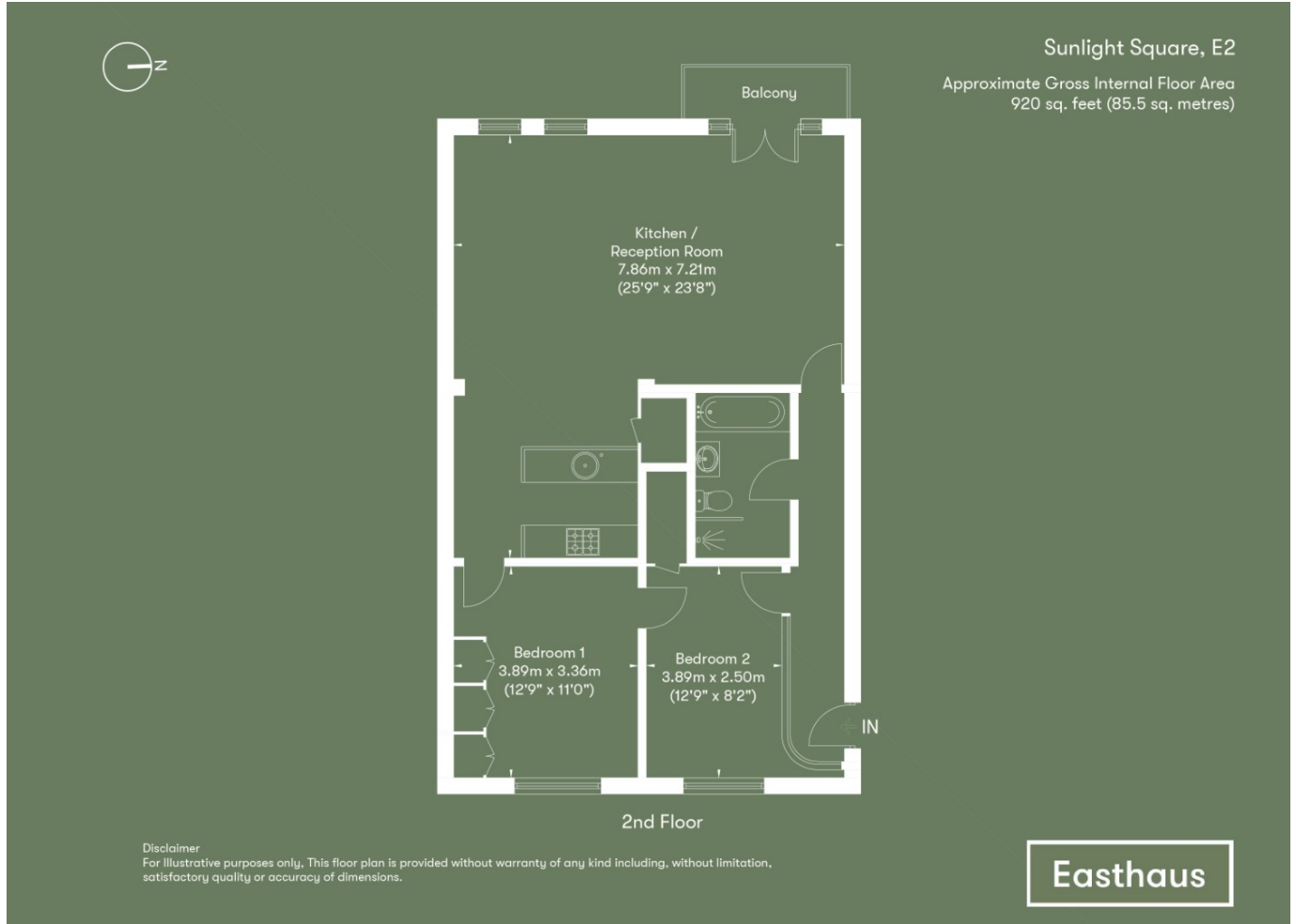




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