



— Guide £500,000 - £520,000



— Ground Floor Apartment



— 1 Bedroom



— 1 Bathroom



— Circa 540 sqft

Tollet Street, Stepney, London, E1

A beautifully refurbished one bedroom garden apartment situated on the ground floor of an elegant period conversion, featuring its own private front door. Nestled within the highly desirable Carlton Square Conservation Area, this property combines the charm of a peaceful, picturesque street with the convenience of being just a short walk from Stepney Green Underground station.



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Benefitting from high ceilings and exposed timber floors throughout, as well as large sash double glazed windows, this elegant home is offered on a long lease of 106 years, a ground rent of £250 per annum and low service charges of circa £450 per annum.

The apartment comprises an entrance hall with space for hanging coats, storing shoes and shelving; an inviting eat-in kitchen with two large sash windows with plantation style shutters looking on to Tollet Street and the attractive period buildings of this conservation area, a separate living room with a wonderfully peaceful feel to it, which opens out to a private courtyard style paved garden with a sunny south westerly aspect.

A double bedroom with fitted wardrobes and windows that look on to the courtyard garden, and a subway tiled bathroom with a window allowing for good natural light and ventilation.

Area

The property is perfectly located on the cusp of the Carlton Square conservation area and for the amenities of Stepney Green, as well as various popular east London spots, including Bethnal Green which offers numerous bars, restaurants, and shops. The green open spaces of Carlton Square and Mile End Park as well as the Regent's Canal towpath are also close by. Several nearby transport links allow easy access into Stratford, The City and Canary Wharf.

Stepney Green underground station provides access to the District and Hammersmith & City lines where one stop east connects with the Central line at Mile End and one stop west connects with the overground at Whitechapel.

A number of well-connected bus routes run from Globe Road and Mile End Road and there are several Santander cycle stands close by.

Details

Tenure: Leasehold with circa 106 years remaining on the lease.

Informal Service Charges: Approx £448 per annum (a contribution towards building insurance)

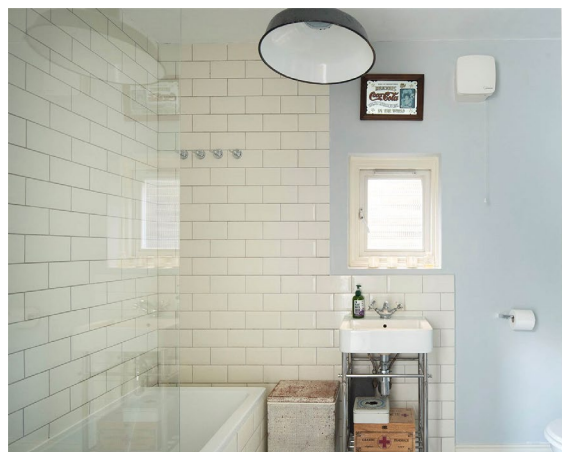
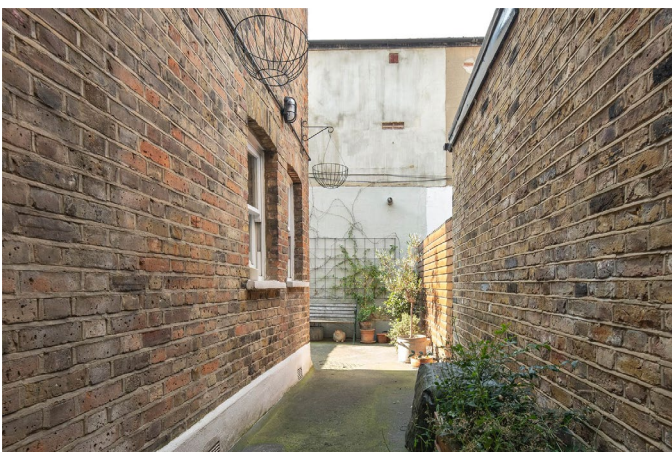
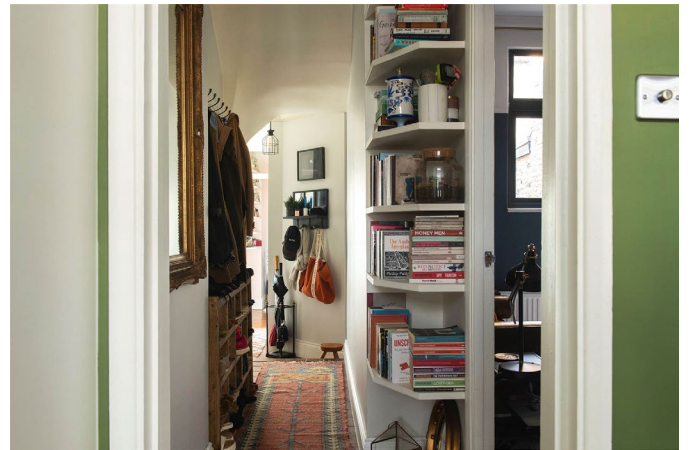
Ground rent: £250pa

EPC rating: C

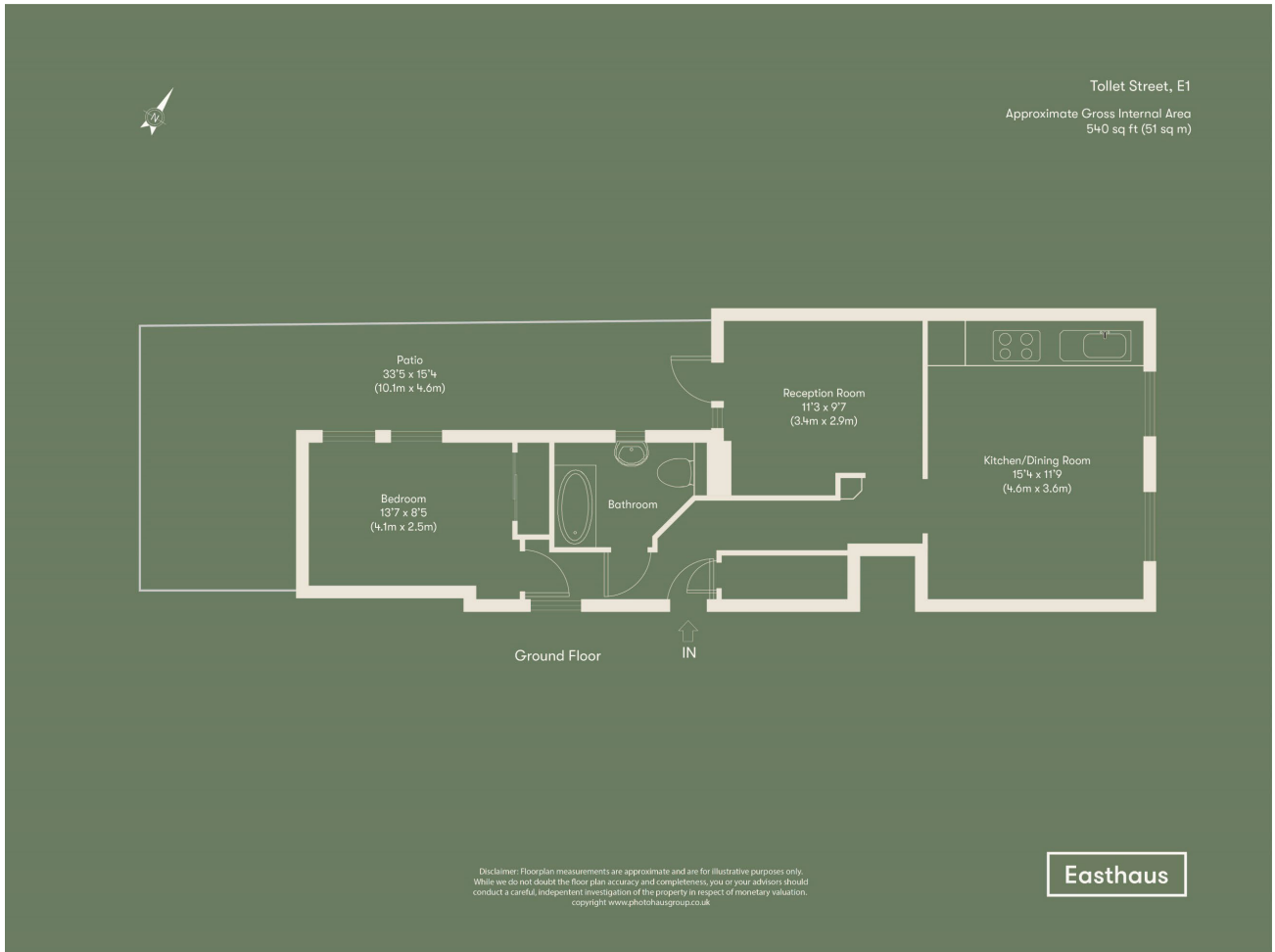
Local Authority: Tower Hamlets Band C



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