

Easthaus



— Guide Price £500,000 - £525,000



— Ground Floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 667 sqft

Old Ford Road, Bethnal Green, E2

A bright 2 bedroom apartment ideally located moments from Victoria Park and set within a secure gated canal side development. The property has the added benefit of a private patio garden (undemised) and access to a residents car park.



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This two-bedroom apartment offers a bright and well-balanced living space, with the main bedroom and reception room benefiting from direct sole access to an undemised south west-facing patio, ideal for making the most of the natural light.

The separate kitchen is finished with wooden worktops, a white tiled backsplash, and stone geometric floor tiles, complemented by integrated appliances, while both bedrooms are well-proportioned and feature built-in wardrobes. The bathroom is fully tiled and includes a bath with an overhead shower. Hallway storage adds to the practicality of the home.

The property further benefits from use of a residents car park (spaces are unallocated) and communal landscaping around the development.

Area

Enviably located a stone's throw from the green open spaces of Victoria Park, home to popular Pavilion Café and Victoria Park Farmers Market this flat is perfectly located in the heart of the East End with easy access to all of the boutique shops, markets, gyms, cafes, parks and galleries this vibrant area has to offer.

Bethnal Green and Mile End tube stations are close by with access to Central, District and Hammersmith & City line (0.6 and 0.8 miles respectively) while Cambridge Heath Overground is also a short distance away (0.6 miles). The nearest Santander Cycle hire is on the corner of Old Ford Road and Bonner Road.

Details

Tenure: Leasehold with approximately 82 years remaining. (The sellers are prepared to serve a Section 42 notice, allowing new buyers to extend the lease without delay upon completion.)

Service Charges: Circa £1,989 pa plus sinking fund contribution of £1,091pa

Ground Rent: £250pa rising £100 every 25 years

EPC Rating: C

Local Authority: Tower Hamlets

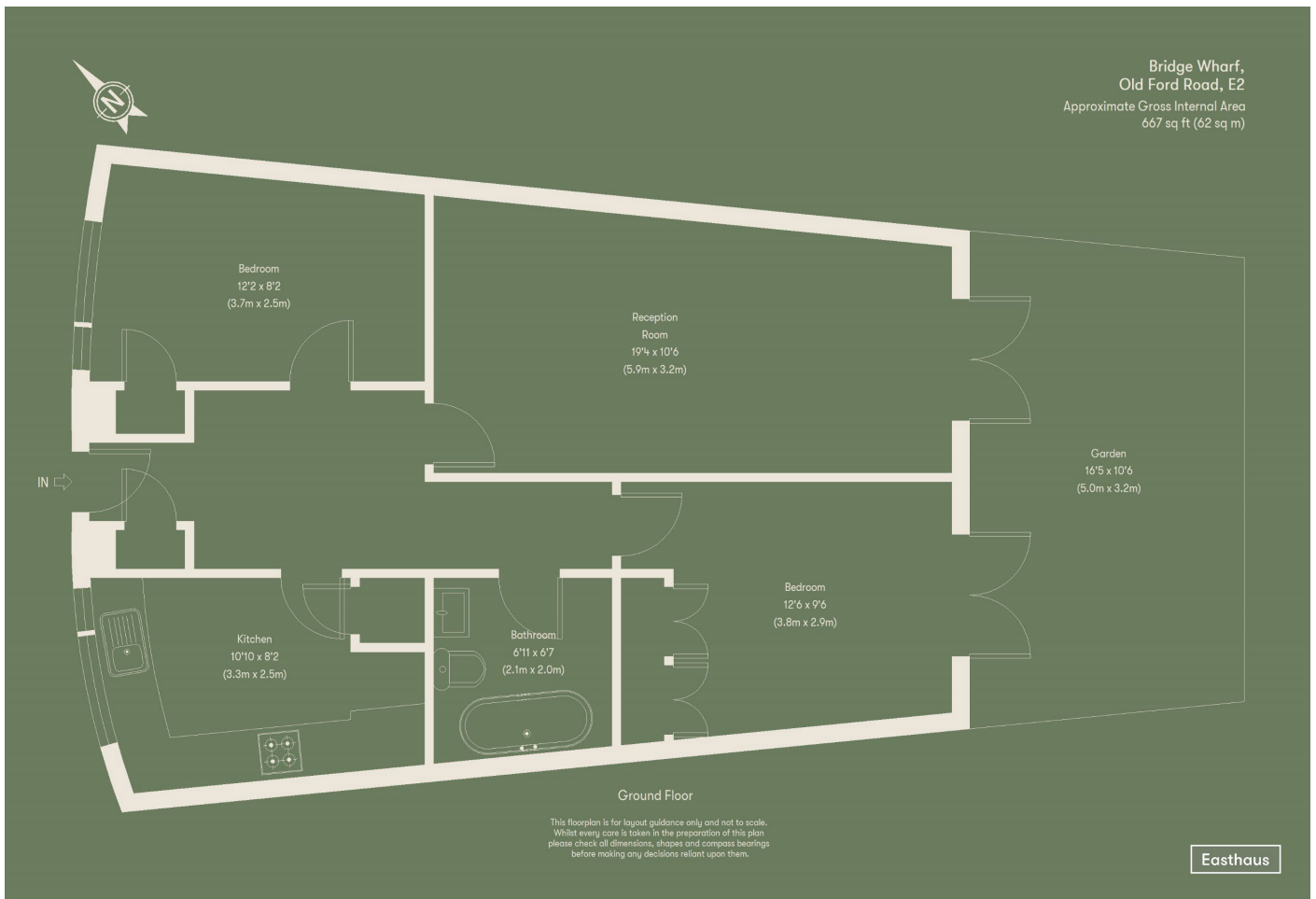
Council Tax: Band C



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