



Viewings Saturday 8th May - By Appointment Only

This is a charming Victorian terrace with plenty of natural light in the heart of Bethnal Green.

This property in a wonderful location, close to the buzz and independent shops in Broadway Market and the green space of Haggerston Park. Shoreditch is on your doorstep, offering everything from restaurants and art galleries to nightlife. Bethnal Green Underground (Central Line) and Cambridge Heath Overground Station are a five to ten minute walk, providing quick and easy access into the City and West End.

Arranged over three floors this property has a generous through sitting room on the ground floor with high ceilings, bespoke plywood storage and doors that open onto a tranquil south-facing patio. The kitchen has integrated appliances and plenty of storage space and is lovely and light, with floor-to-ceiling windows that open out onto the patio.

Upstairs on the first floor there is a generous main bedroom with original sash windows, a family sized bathroom and access to a south-facing decked terrace area. There are two further double bedrooms on the second floor and potential to extend into the loft STPP.





ENERGY AND EFFICIENCY RATING

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



OUT AND ABOUT

- Brick Lane Market - Famous market that runs every Sunday with pop up food stalls and many a vintage fair.
- Broadway Market - Great food and veg market with plenty of independent shops and pubs.
- Columbia Road Flower Market - Fantastic flower market every Sunday.
- Hackney City Farm - Animals and a cafe. Great for kids.
- Haggerston Park - A BMX track, orchard and food growing space, live music and events and sports facilities.
- Hoxton Square - Shoreditch nightlife on your doorstep.

