



Bacton Street, Bethnal Green, E2

BUTLER & STAG



Situated on the fifth floor of this low-rise purpose-built development is this 741 Sq Ft, two-bedroom apartment, providing huge scope to add value through improvement. The property suits those looking to implement their own ideas and tastes in the form of a cosmetic refurbishment and would make an ideal first home in the capital or a smart investment.



Leasehold

- Fifth Floor Apartment
- Two Double Sized Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Views Across London
- Scope To Add Value Through Improvement
- Useful Storage Spaces
- Award Winning Victoria Park Close By

Comprising of two double bedrooms, large reception, separate kitchen, bathroom, and oversized useful storage spaces.

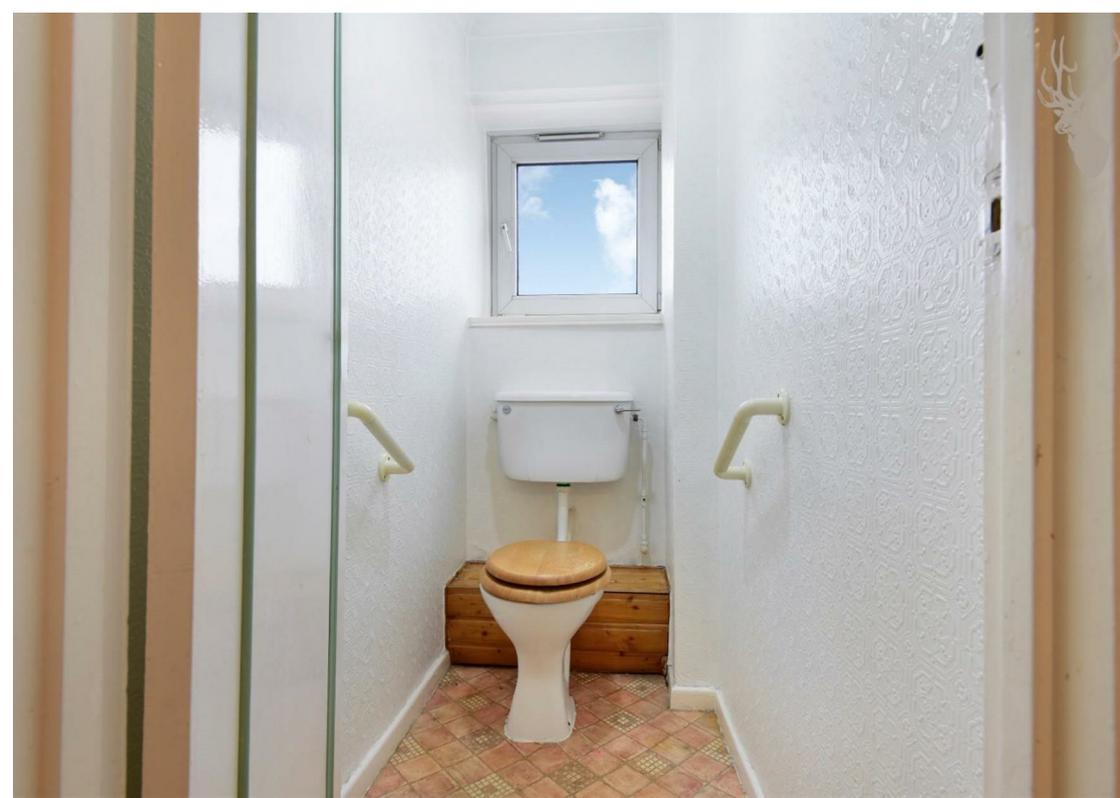
Located off Roman Road, a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this wonderful location.

The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights are all but a moments walk away.

Transport links are excellent; Bethnal Green Station runs Central Line services, as well as providing access to Cambridge Heath (National Rail). A Crossrail station for the Elizabeth Line is due to open in 2022, from which trains will run to Bond Street in 10 minutes and Heathrow Airport in 38 minutes.

- *LEASEHOLD
- *LEASE LENGTH - 95 YEARS
- *SERVICE CHARGE - £1,600 PA
- *GROUND RENT - £10.00 PA
- *COUNCIL TAX - BAND C





Sleigh House, E2

Approx. Gross Internal Area 741 Sq Ft - 68.84 Sq M

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Fifth Floor

Floor Area 741 Sq Ft - 68.84 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.

lpaplus.com

Date: 2/12/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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