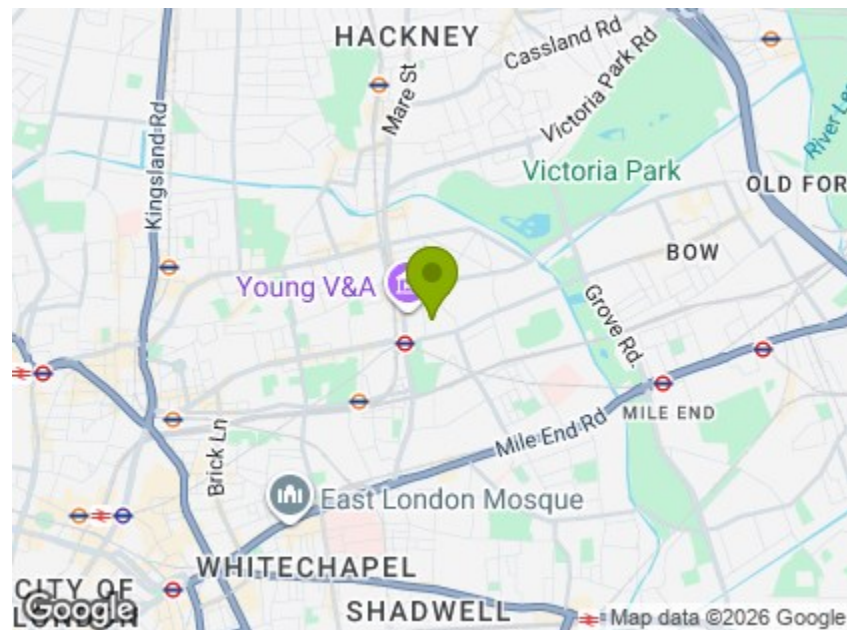


Total Area: 48.7 m<sup>2</sup> ... 525 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## VICTORIA PARK SQUARE, LONDON

£2,200 Per Calendar Month  
 1 Bed Apartment - Conversion



### Features:

- Beautiful One Bedroom Maisonette
- Grade II Listed Building
- Overlooking Museum Gardens
- Excellent Storage
- Minutes From Bethnal Green Station
- Walking Distance To Victoria Park

A perfectly placed one bedroom maisonette, arranged over two floors in a gorgeous period mansion block just moments from Bethnal Green tube and overlooking Museum Gardens. Charmingly finished throughout, with original architecture still in evidence.

The pretty, well curated greenery of Museum Park is just over the road, great for morning runs or evening strolls, and home to the sumptuous Solo Kitchen & Bar, great for a well deserved cocktail.

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 0203 397 2222

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 0203 369 6444

**E17 & E10**  
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 0203 397 9797

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#### IF YOU LIVED HERE...

You'll be living amongst some gorgeous period architecture, your 170 square foot reception sits below a vaulted ceiling full of vintage timber rafters, with a gorgeous exposed brick chimney breast and hearth taking centre stage. Engineered hardwood flows in underfoot from your hallway, where you have generous banks of seamlessly integrated storage.

Your kitchen's next door, with marble splashbacks and sleek white cabinetry, while the storey's completed by your immaculate, contemporary bathroom, with hexagonal vinyl underfoot, flawless metro tilework and a rainfall shower over the tub. Head up your feature staircase for your bedroom, a skylit double with a wealth of eaves storage down the flanks

and more of those striking original timbers overhead.

Outside and, as noted, you're barely five minutes on foot from Bethnal Green tube, for the Central line and one stop, three minute hops to Liverpool Street. So your City commute can be less than ten minutes door to door. Trips to the West End trips take just nine minutes more. There's plenty to keep you local though, with Bethnal Green Road just past the station and full of independent bars, restaurants and gastropubs.



#### WHAT ELSE?

- Victoria Park, London's oldest public space and still the most popular, is just half a mile on foot. Here you have over 200 acres of greenery to explore, as well as the famous boating lake, ponds, playgrounds and more.
- Looking for a fun new way to stay in shape? BethWall Green Climbing Centre is less than ten minutes around the corner, for clamberers of all levels. There's a gym, too.
- You're spoilt for choice when it comes to a new local, but be sure to give The Florist's Arms a try. It's an elegantly appointed independent gastropub less than five minutes' away.

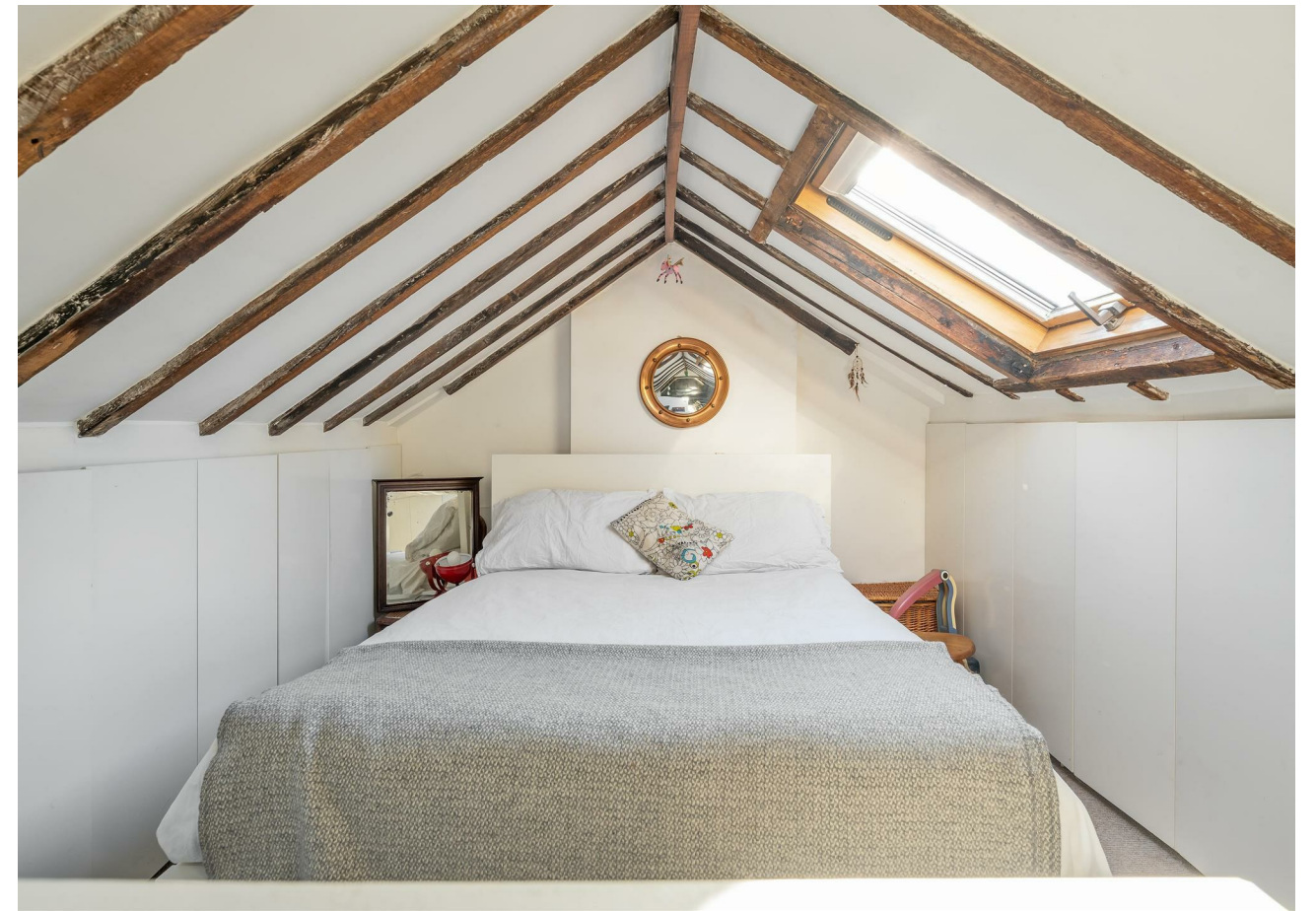
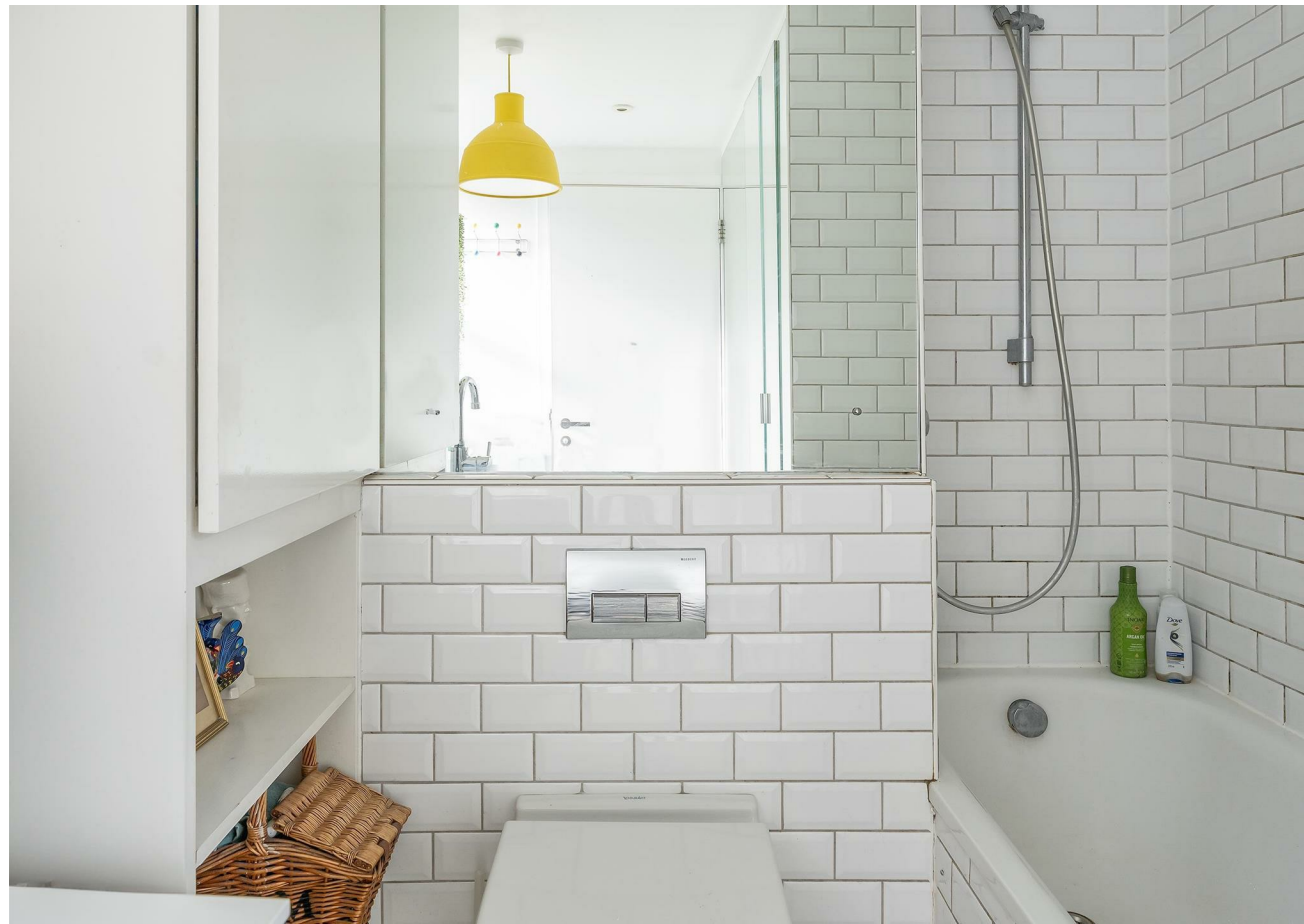
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