

Ground Floor

Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room  
21'2" x 16'10"

Storage

Bathroom  
6'10" x 7'0"

Bedroom  
15'8" x 11'1"

Ensuite  
4'7" x 7'0"

Bedroom  
11'9" x 11'1"



## HOLLYBUSH GARDENS, BETHNAL GREEN

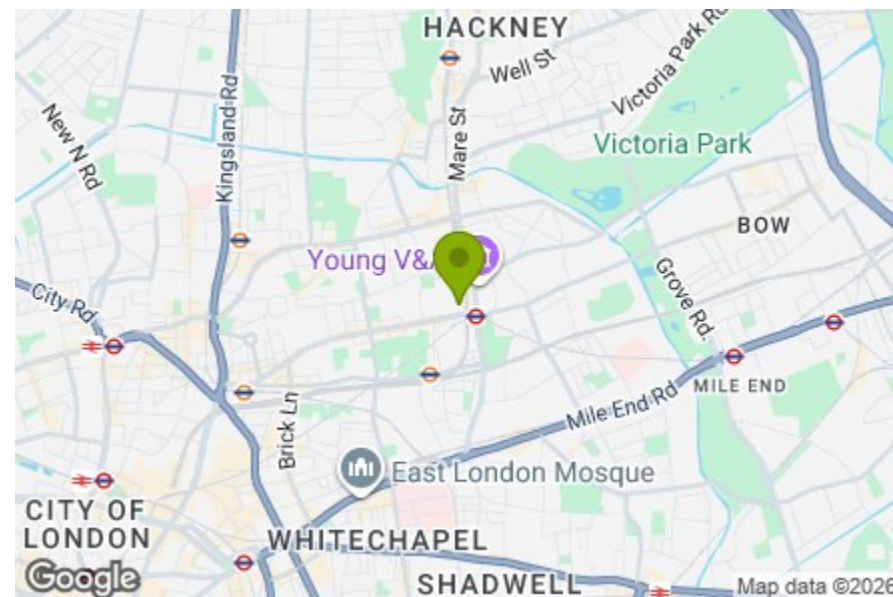
Asking Price £750,000 Leasehold  
2 Bed Flat



### Features:

- Ground Floor Apartment
- Two Bedrooms - Two Bathrooms
- Handsome Victorian Warehouse Building
- Private Front Door
- Pale Engineered Oak Flooring and Expansive Glazing
- Integrated Bosch Appliances
- MVHR System - Underfloor Heating - Air Source Heat Pumps
- Fifteen Minute Walk to Victoria Park
- Three Minute Walk to Bethnal Green Underground Station
- Seven Minute Walk to Bethnal Green Overground Station

A beautifully finished two-bedroom, two bathroom apartment on the ground floor of a striking Victorian warehouse building, just moments from Bethnal Green station and all the fantastic amenities around it. Beyond its sole-use entrance, the home offers ample storage, high spec appliances, contemporary fittings and pristine decor. It's all ready for you to enjoy from the moment you move in.



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	

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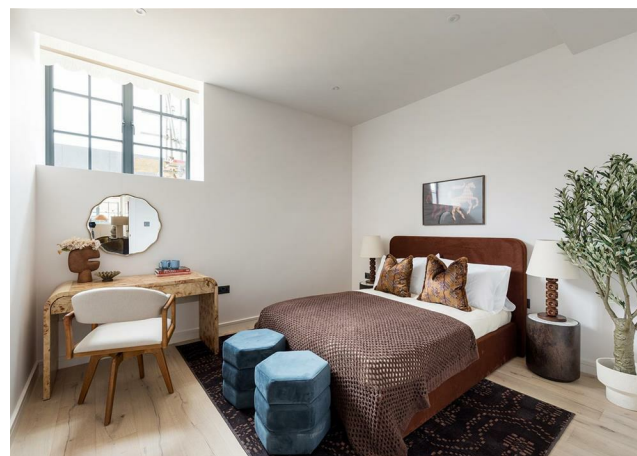
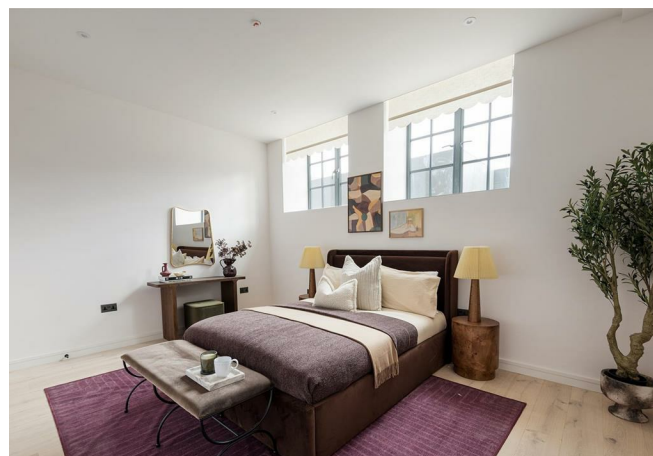
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#### IF YOU LIVED HERE...

This beautiful home offers almost 900 square feet to enjoy, with a bright open plan kitchen/lounge at its heart. It's an impressively sized space, with pristine engineered oak flooring running throughout and a clean, contemporary finish. The kitchen area features sleek units, integrated Bosch appliances and high-end fittings, while studio-style windows bring in plenty of natural light and enhance the timeless feel.

Both bedrooms are smartly decorated, with one benefiting from its own en-suite, finished to the same stylish standard as the main bathroom. There's also built-in storage off the hallway, which itself stands out thanks to its charming tiling.

In addition to all this, the home is designed for comfort and efficiency - a perk of being new, featuring expansive glazing, underfloor heating, a modern ventilation system and energy-efficient air source heat pumps.

Head outside and you'll find yourself in the heart of Bethnal Green, an area that attracts visitors from around the globe, but that you can call your home. As well as fantastic bars and restaurants, you've got plenty of green space, including Weavers Fields and Middleton Green. London Fields and Victoria Park are also walking distance.

As for food and drink-based perks, you're spoilt for choice. Ten minutes away you'll

find E Pellicci, a truly iconic vintage workers' cafe which has been offering English and Italian classics since 1900 (and appeared on countless TV shows). With a similar amount of heritage, you've also got Beigel Bake Brick Lane Bakery nearby, as well as newer ventures such as the stylish Rochelle Canteen, a favourite with the fashion set.

Transport is plentiful in this area with some excellent bus routes nearby as well as Bethnal Green station, which is served by the Central line and Overground (two separate sites five minutes and ten minutes away respectively). If you have the time and energy, it's a pleasant wander into the City via Brick Lane and Spitalfields, with the delights of the Barbican and St Paul's beyond.

#### WHAT ELSE?

- You're in luck when it comes to local pubs as there are some truly iconic institutions within a short walk. Both The Camel and The Florist are excellent choices for a pint and a catch up with friends before or after showing off your new home.  
- You've got a selection of fantastically unique markets within a mile or so; Columbia Road Flower Market, Broadway Market, Mare Street Market. Start the day at the former with a tasty brunch, and finish at the latter with some brag-worthy street food.



#### A WORD FROM THE EXPERT...

"Bethnal Green has that rare balance of energy and ease - a neighbourhood that feels vibrant and creative, yet still genuinely liveable. There's a strong sense of community here, with a mix of long-standing East End character and a new wave of independent cafés, restaurants and bars that give the area its edge.

The beautifully reimaged Young V&A has become a real focal point for the area, and on Sundays, a short stroll takes you to Columbia Road Flower Market - one of East London's most iconic spots, full of colour, independent shops and great coffee.

Food and drink are a big part of the lifestyle here. You've got the much-loved E Pellicci for classic East End breakfasts, alongside favourites like Arepa & Co Bethnal Green and The Solo Kitchen & Bar for more contemporary dining. Evenings are well covered too, whether it's cocktails at Satan's Whiskers or something more relaxed at The Sun Tavern.

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