

1 Bed Flat In Welwyn Street , Bethal Green, E2 0JN

£400,000





SHORT DESCRIPTION

Property Ref: 16890 A beautifully renovated one-bedroom flat on the first floor of Shepton Houses, a well-kept private mansion block tucked away on a quiet cul-de-sac between Old Ford Road and Roman Road. The flat has a great mix of period character and modern finish, with high ceilings, wooden floors, recently installed wooden sash double-glazed windows, and an open-plan kitchen and living room that create a bright, sociable main space. The double bedroom is a good size, with useful built-in storage, a contemporary shower room and separate WC. The building itself is a real selling point. Shepton Houses has recently benefited from major external renovation works and has a lovely communal courtyard, well used by residents in the summer. There is also bike storage. The location is one of the best pockets of East London: quiet and residential, but moments from Roman Road, Victoria Park and the Hertford Union Canal, with easy links to Shoreditch, Hackney, Bow and the City. Bethnal Green Underground station is approximately a five-minute walk away, with excellent bus links along Old Ford Road. Long lease with over 900 years remaining and a low service charge. Property Type: Flat Full selling price: £400000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 900 years plus Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £1262.28 Council tax band: B Outside Space: Communal Garden Parking: Permit, On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant possession from the 21st of September 2026. The current have been served 4 months notice. EPC is in progress. -----



Bed Room(s)



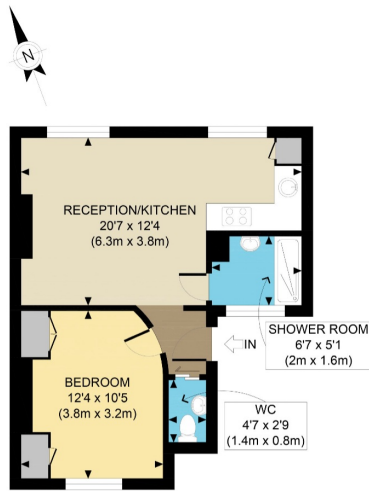
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 419 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 419 SQ FT / 39 SQM
Ref: Copyright

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

EPC GRAPH

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