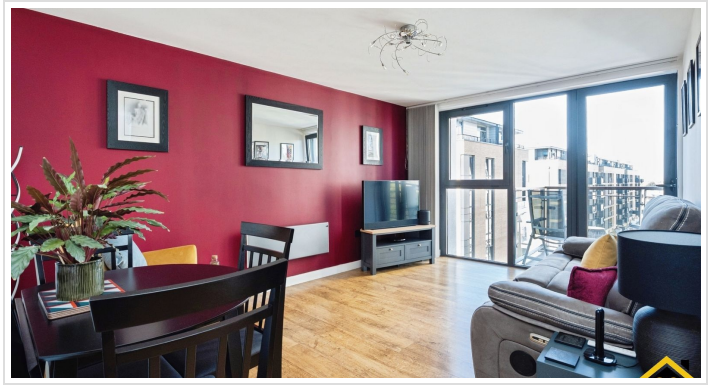


2 Bed Apartment In 46 Palmers Road Bethnal Green, London, E2 0TD £157,500





SHORT DESCRIPTION

Property Ref: 17550 Stunning Two-Bedroom Apartment with Balcony and Canal Views – 35% Shared Ownership Location: Bethnal Green, London, E2. An excellent opportunity to purchase a 35% share of this attractive two-bedroom apartment, ideally situated in the vibrant and well-connected area of Bethnal Green, East London. Recently decorated throughout and well maintained, this appealing home combines modern interiors, private outdoor space and scenic views of the surrounding canal and park, making it an ideal choice for first-time buyers and those looking to step onto the London property ladder. The property features a bright and welcoming living room, providing a comfortable space to relax, entertain guests or enjoy time with family. The private balcony is a particular highlight, offering a pleasant outdoor retreat with attractive canal and park views. The apartment benefits from two well-proportioned bedrooms, providing flexible accommodation for a small family, a couple or those requiring a dedicated home office. The kitchen has been refurbished to offer a fresh and practical space for everyday cooking, while the refurbished bathroom adds to the property's modern appeal. Further benefits include a newly installed boiler, electric heating and recent redecoration throughout, creating a well-presented home ready for its next owner to enjoy. Location and Transport Links The apartment is ideally positioned to enjoy the best of East London living, with excellent transport connections providing convenient access to the City, Canary Wharf and the West End. Bethnal Green and Mile End stations are within easy reach, offering access to the Central, District and Hammersmith and City lines, making commuting and travelling around London straightforward. The surrounding area offers a fantastic choice of local shops, independent cafés, traditional pubs, restaurants and popular markets. Nearby green spaces, including Victoria Park, provide an excellent setting for outdoor activities, leisurely walks and weekend relaxation, while the nearby canal offers attractive waterside walking and cycling routes. Additional benefits include permitted parking, providing further convenience for residents, subject to the applicable parking arrangements. Overall, this well-presented apartment offers an appealing combination of modern improvements, outdoor space, attractive views and excellent connectivity, making it a fantastic opportunity for buyers seeking a home in one of East London's popular residential locations. Shared Ownership Financial Information Share available: 35% Share price: £157,500 Full market value: £450,000 Monthly rent on the remaining share: £855.28 Monthly service charge: £170.54 A fantastic opportunity to enjoy the benefits of homeownership in a sought-after London location, with the flexibility of shared ownership. Property Type: Apartment Full selling price: £450000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £157500.00 Monthly rent based on 35% share: £855.28 Remaining lease (in years): 107 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2046.48 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

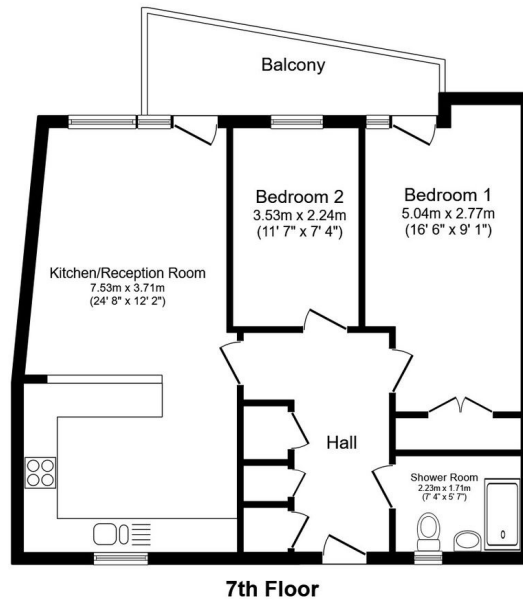
Bath Room(s)

1

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.



Total floor area 65.9 sq.m. (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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