



Beautiful ground floor flat with large shared garden

Westbrook House, Victoria Park Square, London, E2

£399,950 Leasehold

savills

Charming ground floor flat
Peaceful residential setting
Superb links to the City
Direct access to a shared garden
Beautifully presented
Just off Victoria Park Square

Local Information

The property enjoys an enviable location just off Victoria Park Square in Globe Town, E2. There is an abundance of fantastic coffee shops, deli's and bars nearby, including The Camel and The Florist - two of East London's most charming pubs. Despite occupying a peaceful setting, the property is within close proximity to the City, which can be accessed via bus, nearby Central Line or Boris Bike. There is also an abundance of green space nearby including Victoria Park, Bethnal Green Park and Museum Gardens.

About this property

This beautifully presented ground floor flat forms part of an attractive purpose built block enjoying a fabulous location on a leafy residential street, just off the iconic Victoria Park Square. The property has been freshly decorated in tasteful neutral tones throughout, features solid wood flooring in most rooms and has direct access to a large, fully enclosed, shared garden to the rear.

Accommodation: entrance hallway with built-in storage, reception room with views of and access to the magnificent shared garden, stylish fitted kitchen with white units, contrasting wood worktops and integrated appliances, contemporary bathroom with shower, and good sized double bedroom with built-in storage.

Tenure

Leasehold

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.

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Approximate Area = 39.17 sq m / 421.6223 sq ft
For identification only. Not to scale



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

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