



Charming garden flat in Bethnal Green.

Roman Road, London, E2

£300,000 Leasehold (112 years remaining)



One double bedroom
Private garden
Ground floor
Excellent location
No onward chain

Local Information

The property is located in one of the most desirable locations in Bethnal Green and is 0.7 miles from Victoria Park. There are an excellent array of amenities on Roman Road, Bethnal Green Road and Old Ford Road, all of which offer a selection of cafes, shops and restaurants. Victoria Park Village can be found on the other side of the park and has a Gail's Bakery and Ginger Pig Butcher. Bethnal Green tube (0.3 miles) and Cambridge Heath Overground (0.6 miles) are both nearby.

About this property

Savills are delighted to offer on to the market this incredibly charming garden flat which occupies the ground floor of a period property in Bethnal Green, E2.

Accommodation comprises a reception room with direct access to a private patio garden, a modern kitchen with built-in appliances and a breakfast bar. A double bedroom, family bathroom and storage cupboard. The property benefits from wood flooring, double glazing and no onward chain.



Tenure

Leasehold (112 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = C

Viewing

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

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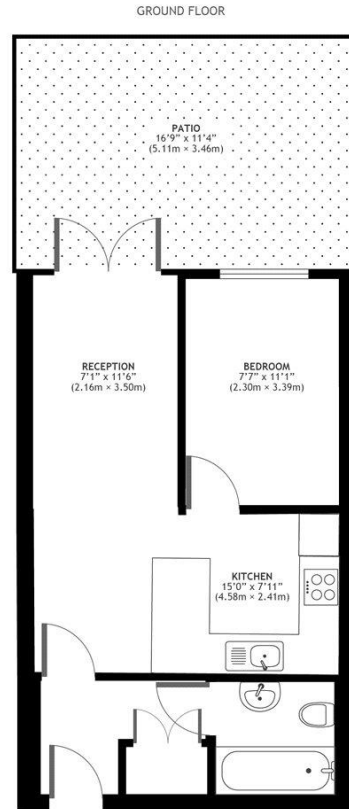
Roman Road, London, E2
Gross Internal Area 378 sq ft, 35.1 m²


 |  | savills.co.uk

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ROMAN ROAD E2

Approximate Gross Internal Area
 35.12 m² / 378 sq^{ft}



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	71	
(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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