



BETHNAL GREEN ROAD, LONDON, E2  
**£450,000 LEASEHOLD**

## A BRIGHT SOUTH FACING TWO DOUBLE BEDROOM APARTMENT IN A PUB CONVERSION

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## DESCRIPTION:

A beautifully presented, chain-free, two-bedroom top-floor apartment in the converted Green Gate public house on Bethnal Green Road.

This south-facing property, tastefully decorated by the current owners, boasts bright, spacious rooms with high ceilings. The open-plan living area features a fitted kitchen, and the apartment includes two double bedrooms (one currently used as an office) and a beautifully appointed bathroom.

Ideally located on the border of Shoreditch and Bethnal Green, the property is 0.4 miles away from Shoreditch High Street, 0.6 miles from Bethnal Green underground ( Central Line), and 0.8 miles from the Whitechapel (Elizabeth, District & Circle Lines) stations. Local highlights such as Brick Lane, Columbia Road, Broadway market, London Fields, Victoria Park, and Haggerston Park are also nearby.

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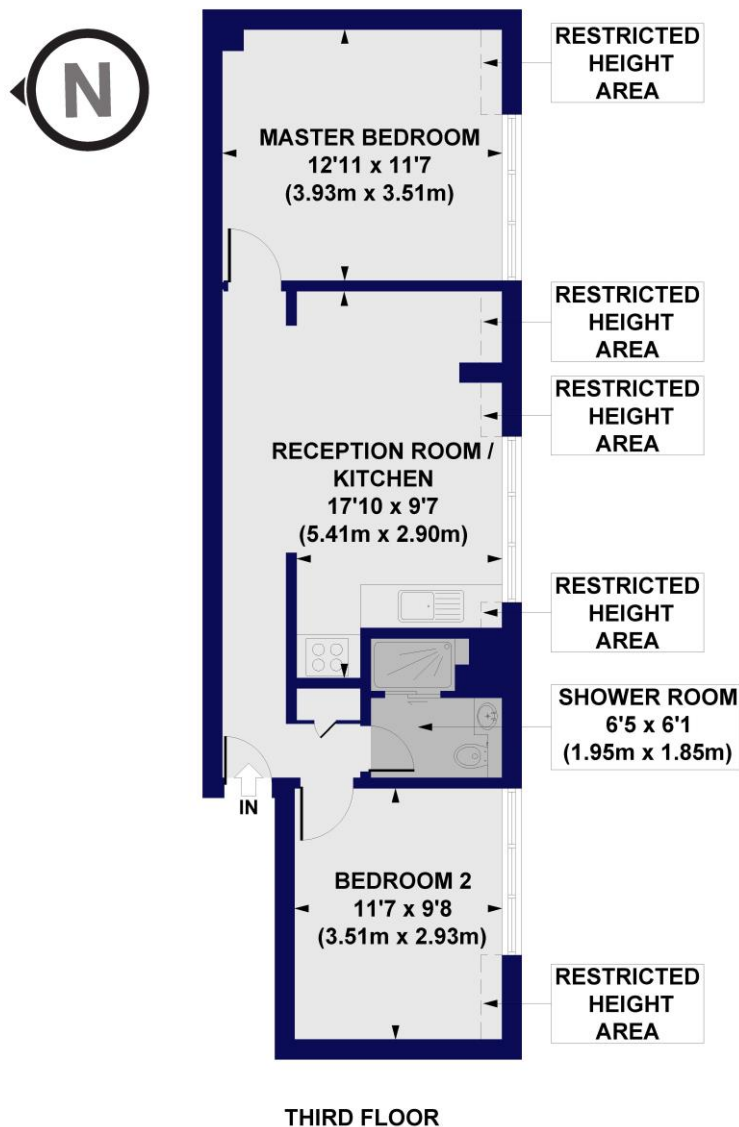


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Approx. Gross Internal Floor Area 579 sq. ft / 54 sq. m (Including Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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