



Victoria Park Square
London, E2 0PB

£440,000



Elms Estates are delighted to be able to offer to the market for sale this two double bedroom first floor apartment in the heart of Bethnal Green.

Westbrook House is superbly located just off Victoria Park Square and within a 3 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. At the end of the road is the famous York Hall Public Baths and within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is presented in good order with a large reception room, well-proportioned rooms that feel light and airy, separate kitchen, a shower room and a parquet floor throughout most of the property. The living room offers lovely views of the terraced houses street opposite and the first bedroom overlooks an attractive and well maintained, large communal garden.

Westbrook House is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.



Reception Room

15'5" x 9'6" (4.7 x 2.9)



Kitchen

8'10" x 6'2" (2.7 x 1.9)



Bedroom One

12'5" x 9'10" (3.8 x 3.0)



Bedroom Two

9'10" x 7'6" (3.0 x 2.3)



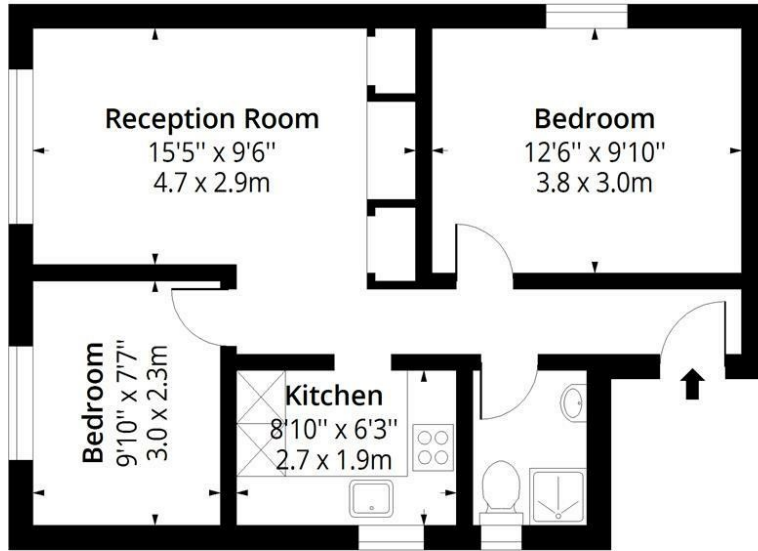
Shower Room





Westbrook House

Approx. Gross Internal Area 528 Sq Ft - 49.05 Sq M



First Floor

Floor Area 528 Sq Ft - 49.05 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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