



20 Mowlem Street

London, E2 9HE

Freehold investment opportunity for sale in E2

11,256 sq ft
(1,045.72 sq m)

- SPV or Asset purchase
- Rental Income £429,312 pa
- Strong yield potential
- Scope for refurbishment
- 18 apartments
- Attractive communal garden
- Secure cycle store

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Summary

Available Size	11,256 sq ft
Price	£6,750,000
VAT	Not applicable
EPC Rating	C (69)

Description

An excellent opportunity to acquire a potentially high-yielding residential investment with scope for adding value in a prime East London location. This five-story freehold block comprises 18 flats, generating a rental income of £429,312 pa. Priced at just £763 per sq ft, which is well below the area's average.

The ground-floor units have been converted from commercial use to create five attractive residential studios, whilst the upper floors comprise 13 modern one, two and three bedroom apartments. The property is fully let providing a consistent income stream and historically the property has experienced minimal voids.

Location

The building is located in the heart of East London in an area with strong rental demand, close to the Regent's Canal, Victoria Park and London Fields. Cambridge Heath Overground station is a 3-4 minute walk (0.2 miles), and Bethnal Green tube is a mere half a mile away. The area has seen significant change in recent years and is now a popular residential hub, especially with young professionals, with easy access to a wide range of local amenities, including shops, cafes, markets, and green spaces. The ongoing development of nearby 555-unit Regent's View is expected to attract further interest and boost capital values in the area.

Tenancy Schedule

Tenancy schedule upon request.

Energy Performance Certificate (EPC)

EPC's are available for every flat upon request.



Viewing & Further Information



George Sarantis

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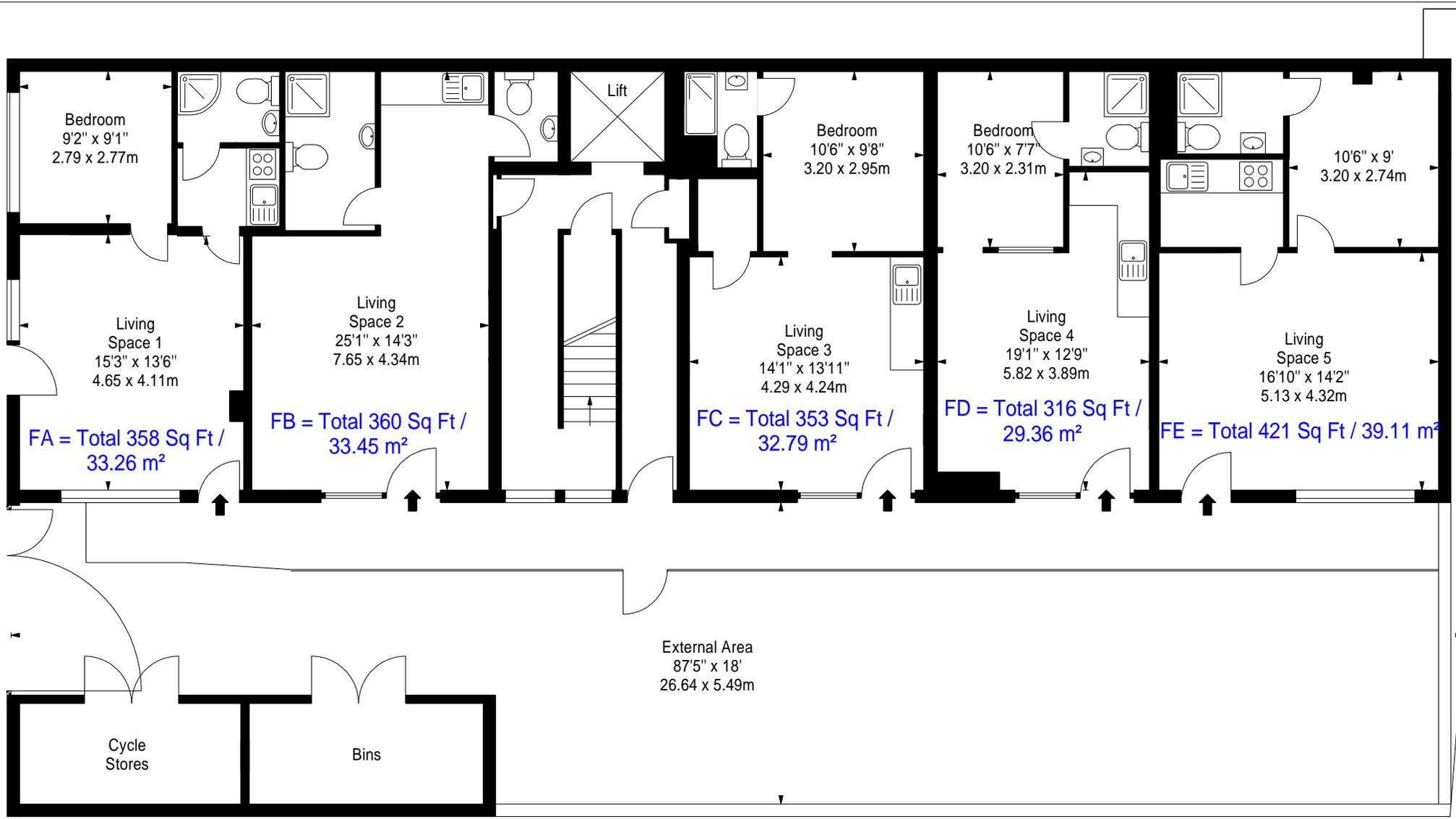


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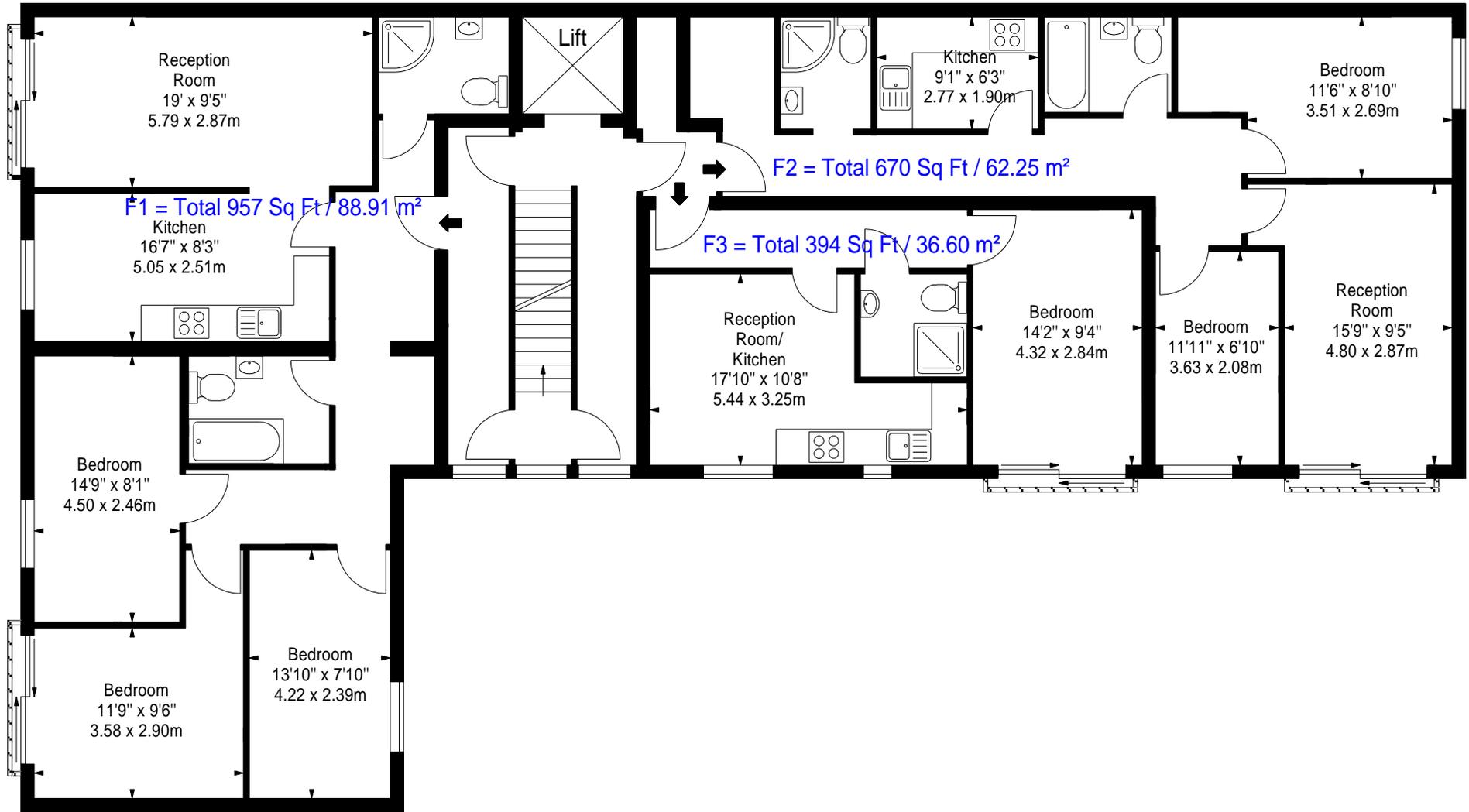




GROUND FLOOR

APPROX. GROSS INTERNAL AREA *
11256 Ft² - 1045.68 M²

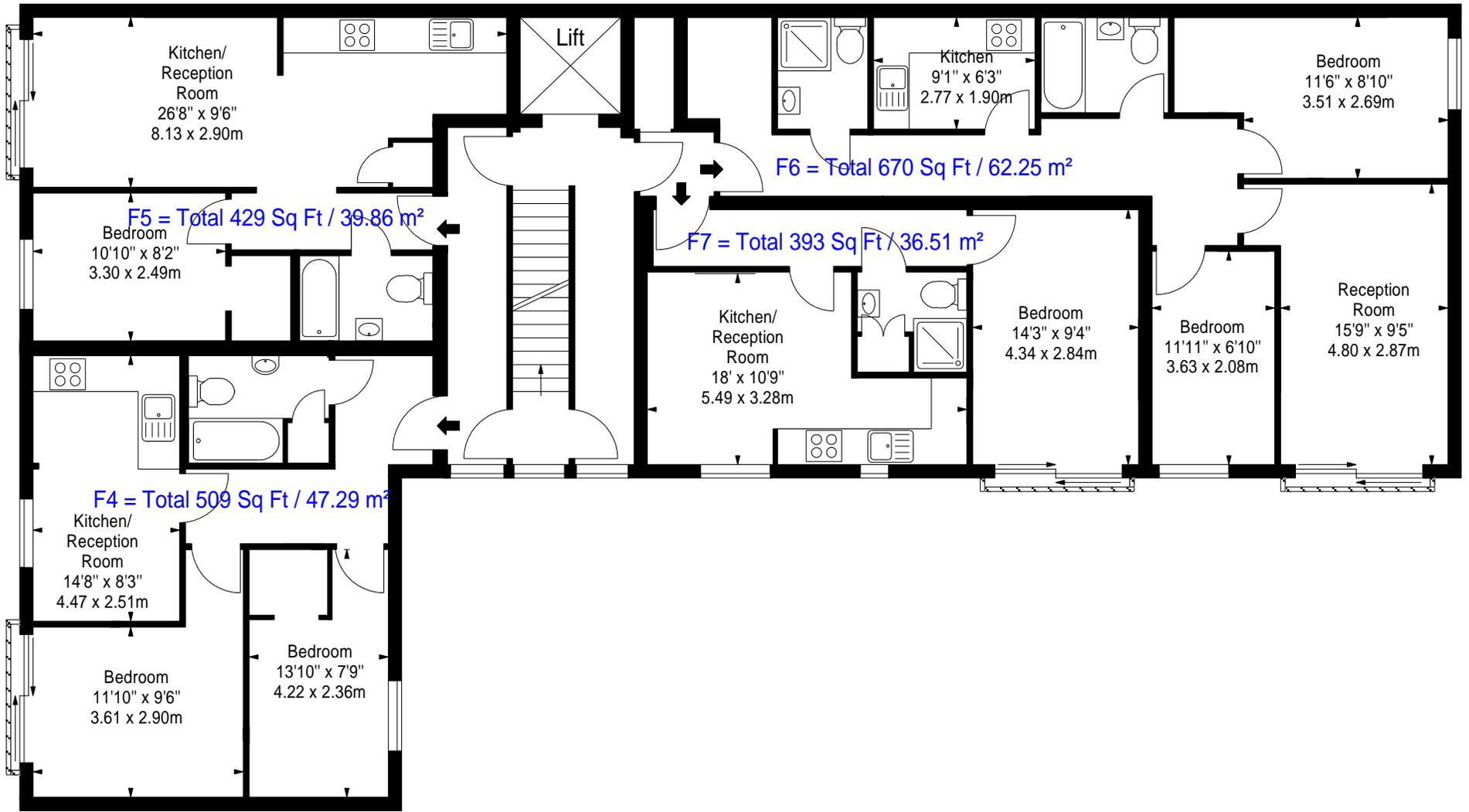
Property Details:		Surveyed and Drawn By:
20 MOWLEM STREET LONDON E2		 Hideaway Work Space 1 Empire Mews London SW16 2BF
SCALE - 1:100 @ A4	REFERENCE NUMBER :	Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
Plans Drawn: 31.03.2025		© BKR 2025



FIRST FLOOR

APPROX. GROSS INTERNAL AREA *
11256 Ft² - 1045.68 M²

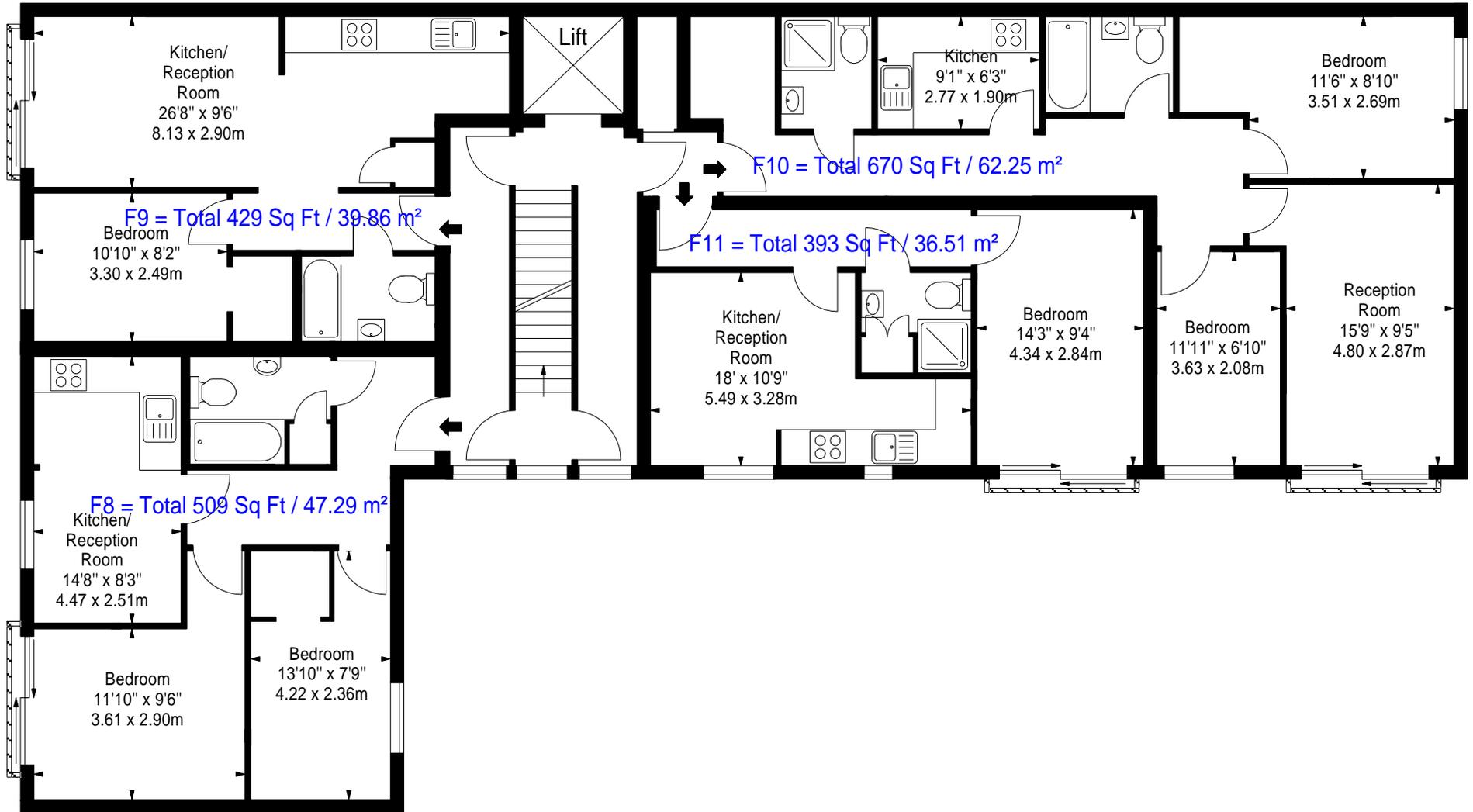
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SECOND FLOOR

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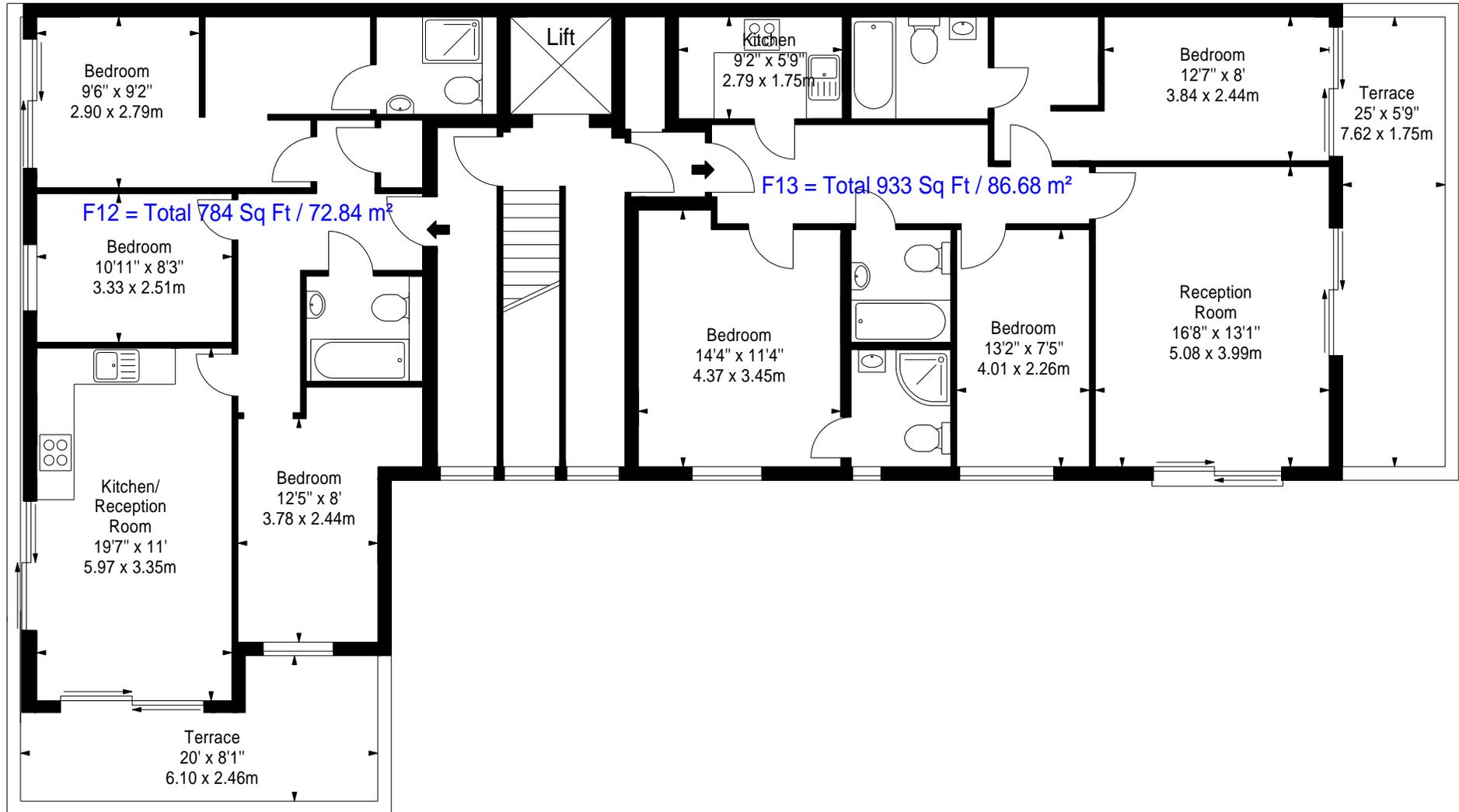
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THIRD FLOOR

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FOURTH FLOOR

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