



[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

Old Bethnal Green Road, London, E2 6QT  
Offers In Excess Of £425,000

- Purpose Built Flat
- Well Proportioned Living Area
- Bathroom With Separate W.C
- Close To An Abundance Of Local Shops & Amenities
- Private Residential Garden

- Three Good Sized Bedrooms
- Very Popular Location
- Within Walking Distance Of Cambridge Heath & Bethnal Green Stations
- Total Floor Area: 98 SQ.M

Kings Group are pleased to offer this WONDERFULLY PRESENTED THREE BEDROOM PURPOSE BUILT – FLAT in CAMBRIDGE HEATH, E2. The property is in fantastic condition and comprises of a very spacious reception room, well equipped kitchen, three good sized bedrooms, a bathroom and separate WC. Making this an excellent family home or buy to let investment.

Situated on Old Bethnal Green Road, which benefits from a multitude of local amenities, places to eat and to shop, as well as bars and restaurants. The property is within walking distance of Cambridge Heath Station, Bethnal Green Overground and Underground Station allowing easy access to the city, as well as bus routes to multiple locations. It is also very close to Shoreditch and Whitechapel.

#### Entrance

Front door to:-

#### Hallway

Doors to:-

#### Reception Room

**14'11" x 11'5" (4.57m x 3.50m)**

Double glazed window to side aspect, double radiator, power points, stripped wooden flooring.

#### Kitchen

**8'11" x 8'5" (2.73m x 2.58m)**

Double glazed window to side aspect, tiled splash backs, a range of base and wall units with roll top work surfaces, sink and drainer unit, electric oven / gas hob, space for fridge/freezer, plumbed for washing machine, power points, tiled flooring.

#### Bedroom One

**11'5" x 11'1" (3.49m x 3.38m)**

Double glazed window to side aspect, single radiator, fitted storage cupboard, power points, stripped wooden flooring.

#### Bedroom Two

**13'1" x 9'0" (3.99m x 2.76m)**

Double glazed window to side aspect, single radiator, fitted storage cupboard, power points, stripped wooden flooring.

#### Bedroom Three

**11'5" x 8'11" (3.50m x 2.74m)**

Double glazed window to side aspect, single radiator, power points, stripped wooden flooring.

#### Bathroom

Double glazed window to side aspect, tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled flooring.

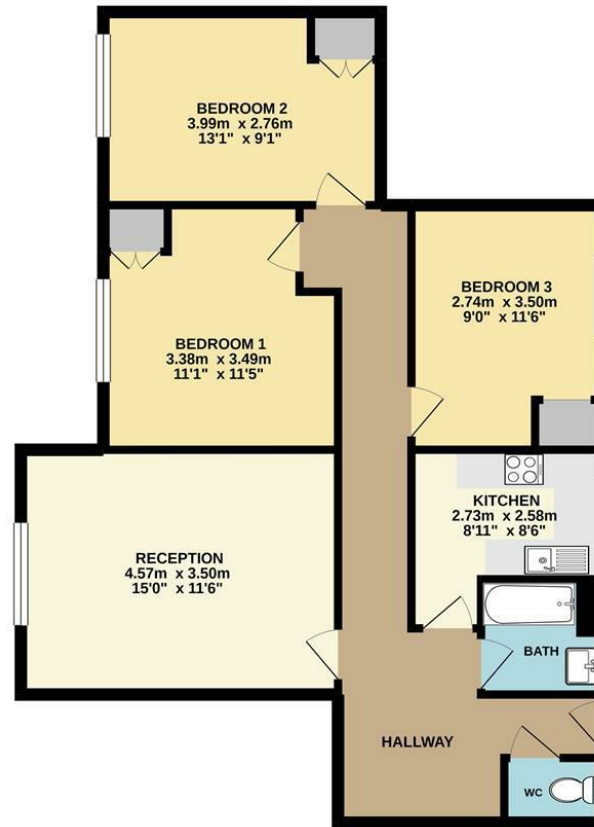
#### Separate W.C

Double glazed window to side aspect, tiled walls, low level W.C, tiled flooring.





GROUND FLOOR  
89.0 sq.m. (958 sq.ft.) approx.



TOTAL FLOOR AREA: 89.0 sq.m. (958 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mensageo 11/2011

