



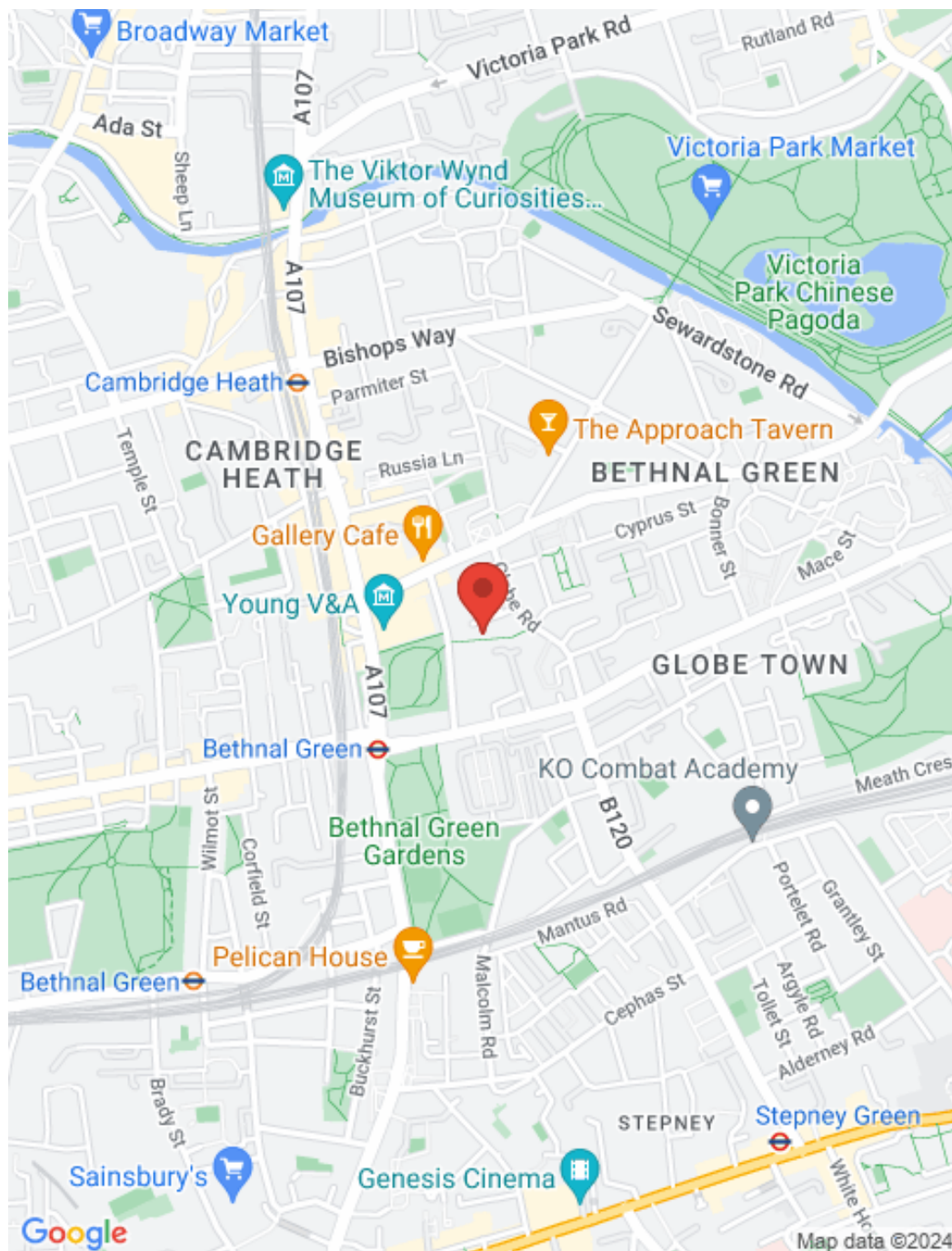
ESTATEOLOGY

Westbrook House, Victoria Park Square, Bethnal Green,

Guide Price: £375,000 - £425,000 ^{£2} London E2

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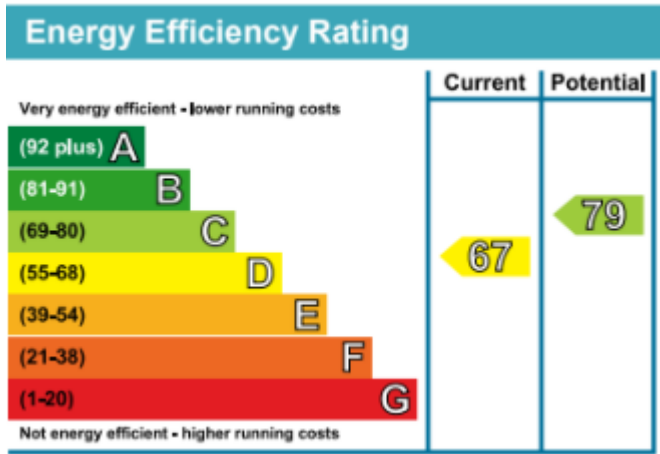




Key features

Guide Price: £375,000 - £425,000 L/H. Idyllic surroundings, location, convenience, as well as green open spaces, all on your doorstep. This truly is a well kept secret with an array of refurbishment features. Come and view this wonderful one bed first floor flat in one of Bethnal Green's most sought-after residential roads.

- Spacious One Bedroom
- First Floor
- Mansion Style Building
- Communal Garden
- Sought After Location
- Secure Entrance
- Local Amenities
- Bethnal Green Underground Tube Station
- First Time Buyers
- Idyllic Surroundings



ESTATEOLOGY

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

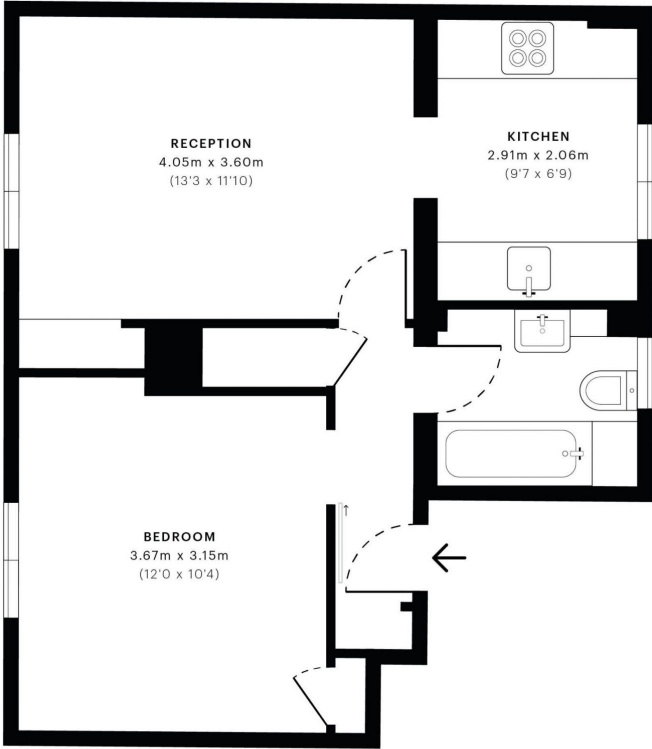
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Westbrook House, E2

CAPTURE DATE 24/10/2020 LASER SCAN POINTS 16,618,425

GROSS INTERNAL AREA

40.62 sqm / 437.23 sqft



First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.62 sqm / 437.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
37.58 sqm / 404.51 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft