



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Diss Street, Bethnal Green, E2

## Offers In Excess Of £500,000



\*The current owner is in the process of extending the lease.

A charming and characterful two-bedroom ground floor garden flat, ideally positioned within a quiet residential setting in the heart of Bethnal Green.

Extending to approximately 641 sq ft (59.6 sq m), this bright and well-proportioned home offers an excellent balance of internal and external space. The accommodation comprises a spacious reception room with attractive wooden flooring and feature fireplace, a separate fitted kitchen with direct access to the private rear garden, a generous principal bedroom, a well-proportioned second double bedroom suitable for a variety of uses, and a modern bathroom.

A particular highlight is the sizeable private rear garden, providing a rare outdoor space for entertaining, gardening or relaxing. Internally, the property enjoys excellent natural light throughout, creating a bright and welcoming atmosphere.

Diss Street is well located for the many amenities of Bethnal Green, Shoreditch and Columbia Road, with an excellent selection of independent cafés, restaurants and shops nearby. Transport links are exceptional, with Hoxton Overground Station just a short walk away, while Bethnal Green Underground Station and Shoreditch High Street Overground Station are also within easy reach, providing swift connections to the City, Canary Wharf, the West End and beyond.

The current owner is in the process of extending the lease, providing added peace of mind for prospective purchasers and enhancing the property's long-term appeal. This presents an excellent opportunity to acquire a bright garden flat in one of East London's most sought-after locations.



## KEY FEATURES

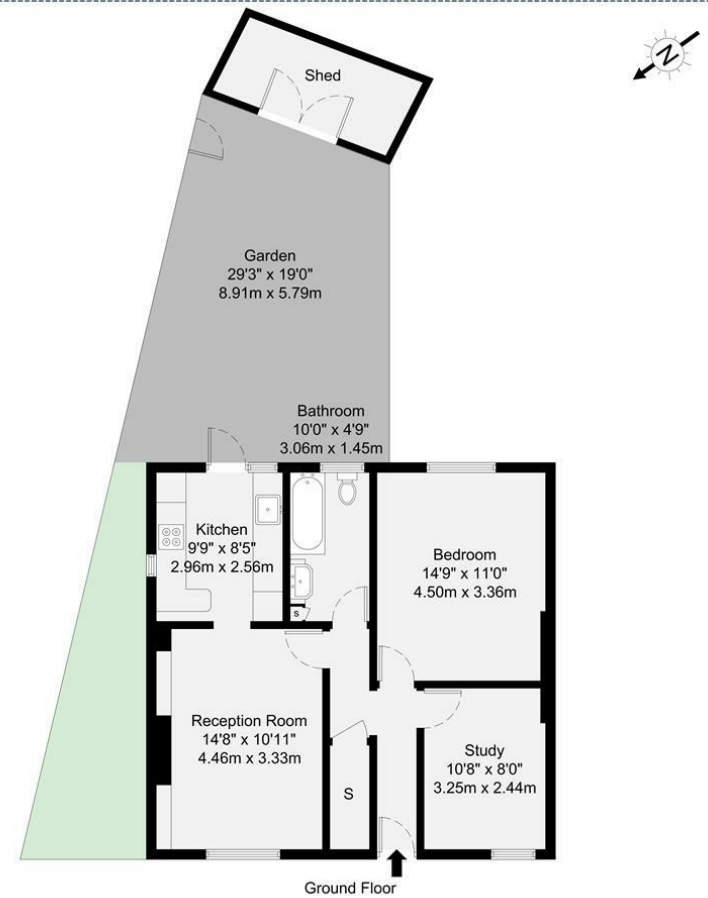
- Ground floor garden flat
  - Two bedrooms
- Spacious reception room with feature fireplace
- Large private rear garden with shed
- Lease currently being extended by the owner
  - Quiet residential setting
  - Offered chain free
- Approx. 641 sq ft / 59.6 sq m







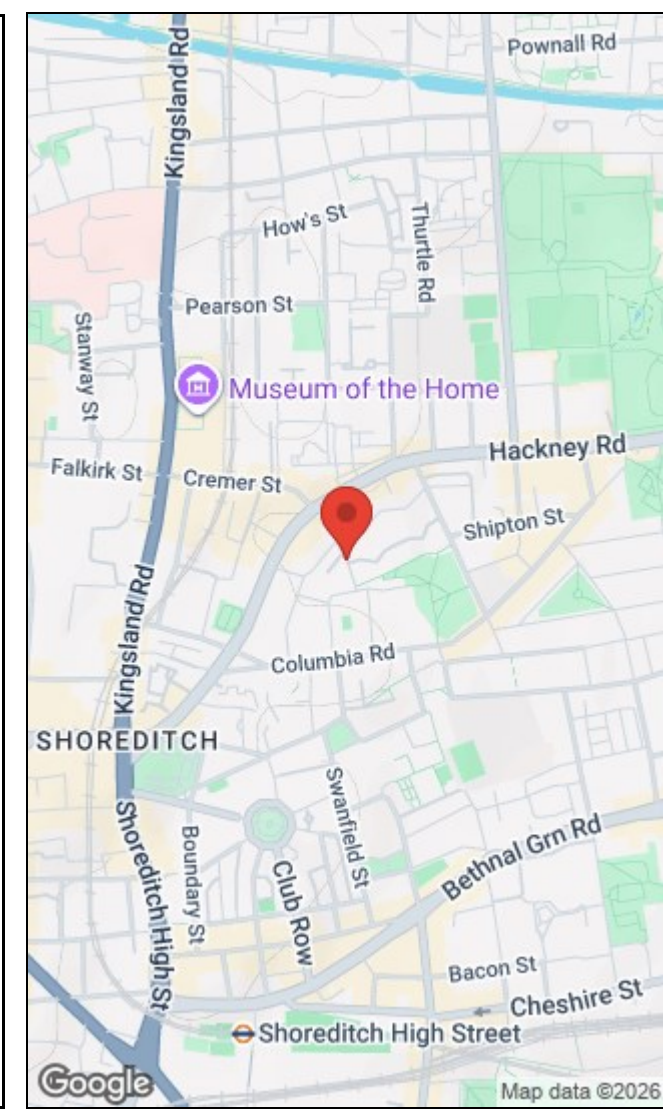




GROSS INTERNAL AREA (GIA) The footprint of the property 59.6 sq m / 641 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.8 sq m / 19 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 51.6 sq m / 555 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>68</b>	<b>78</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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