



**HUNTERS**<sup>®</sup>  
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# Bethnal Green Road, London, E2

## Auction Guide £390,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £390,000

A smart and well-presented two-bedroom apartment ideally located on the ever-popular Bethnal Green Road in the heart of East London.

The property features a separate reception room, providing a comfortable and defined living space, ideal for relaxing or entertaining. The kitchen is individually arranged, offering practical storage and workspace for everyday cooking.

Both bedrooms are well-proportioned and bright, making the apartment well suited to professional sharers, a couple, or a first-time buyer. The property is finished in a modern, neutral style throughout, complemented by a contemporary bathroom suite.

Situated moments from Bethnal Green Underground Station (Central Line) and a wide range of local amenities, cafés, and independent shops, the location offers excellent connectivity and lifestyle appeal. Shoreditch, Brick Lane, and Columbia Road are all within easy reach.

An excellent opportunity for owner-occupiers or investors looking for a solid East London location with consistently strong demand.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.



## KEY FEATURES

- Immediate 'exchange of contracts' available
  - Being sold via 'Secure Sale'
  - 2 Bedroom Apartment
    - Long Lease
    - Second Floor







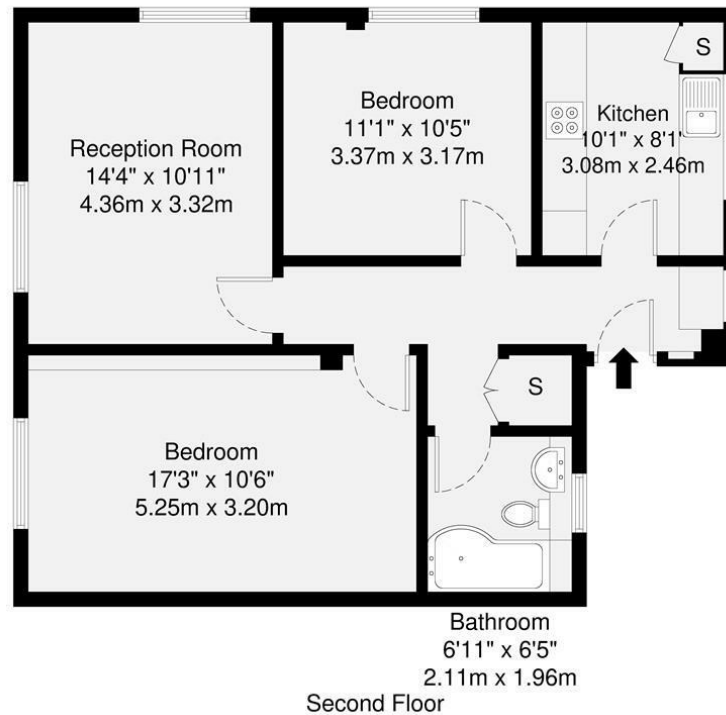




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Bethnal Green Road, E2

GROSS INTERNAL AREA  
65.7 sq m / 707 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
65.7 sq m / 707 sq ft

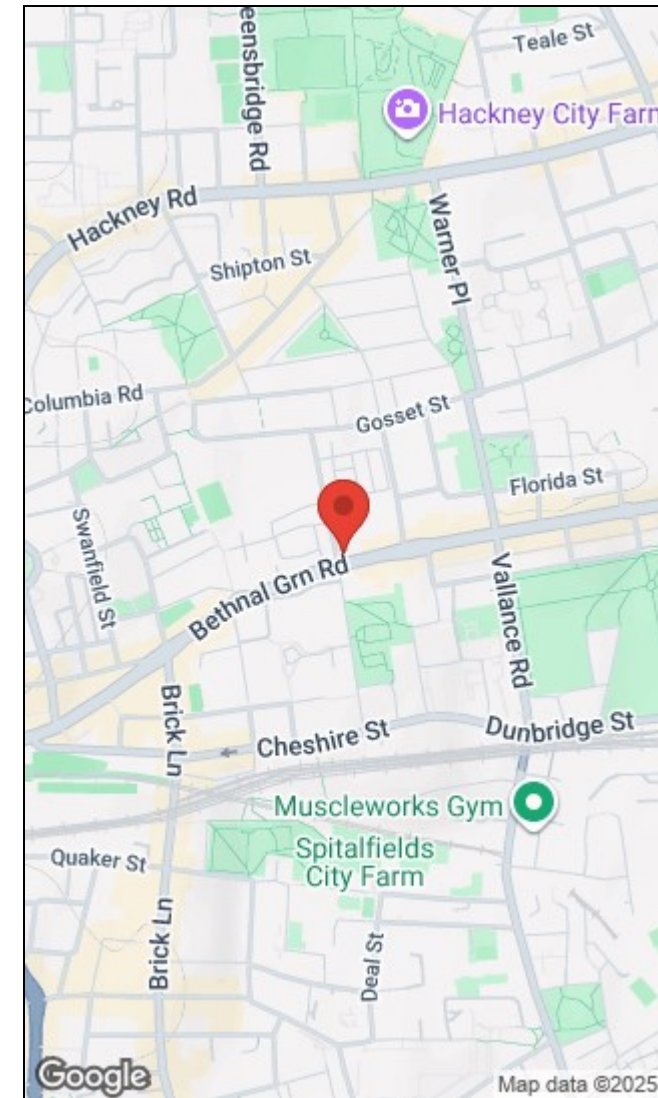
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.1 sq m / 12 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		78			
	68				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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