FOR SALE
CHARACTER LIVE/WORK UNIT
WITH ONE CAR SPACE
1,100 SQ FT (102 SQ M) Gross Internal Area

UNIT 104
CITY VIEW HOUSE
463 BETHNAL GREEN ROAD
LONDON, E2
Location

The property is located in the heart of Bethnal Green, on the northern side of Bethnal Green Road, close to its junction with Hollybush Gardens and a short walk from Cambridge Heath Road and Roman Road. The development is in close proximity to the shops, restaurants and bars of this popular location.

The surrounding area is a mixed use commercial and residential area comprising small retail premises, converted warehouses and a number of new mixed use schemes. This location is becoming increasingly popular especially with media focused businesses.

Bethnal Green Underground Station (Central Line) is short walk to the east of the subject property, while Bethnal Green Station. The area is well served by bus routes.

Description

The unit is located on the first floor of this character, mixed use building that comprises mainly residential units centred around an internal car parking courtyard.

Comprises a self-contained live/work unit with its own WC, shower and kitchen facilities and is accessed via an Art Deco entrance with on-site concierge leading to a sweeping staircase to the upper floor.
Internally the unit is partitioned into several rooms but could be opened out to provide one large open plan space. The unit has solid floors with electric wall panel heaters and good natural light and excellent ceiling height.

**Accommodation**

We have not undertaken on-site measurement but understand that the unit extends to approximately 1,100 sq ft (102 sq m) gross internal area.

**Tenure**

The live/work unit is available for sale on a 125 year long leasehold interest from 1986 with a share of the freehold interest. The ground rent is £200 per annum.

**Sale Price**

Sale price of only **£770,000**, subject to contract. There is no VAT payable on the purchase price.

**Energy Performance Certificate**

Available upon request

**Legal Costs**

Each party to be responsible for their own legal costs.

**Possession**

Immediate upon completion of all legal formalities.

**Viewing**

For all enquiries and viewings please contact the sole agents

**Currell Commercial – 0207 354 5050**

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