

# For Sale

## Corfield Street, Bethnal Green, E2

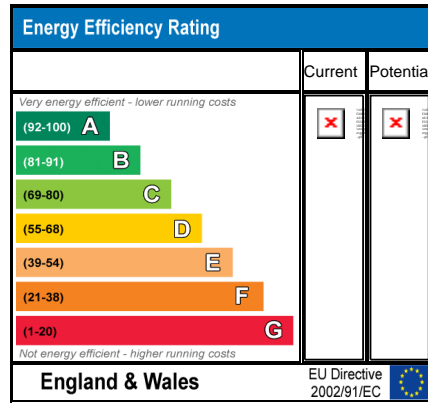
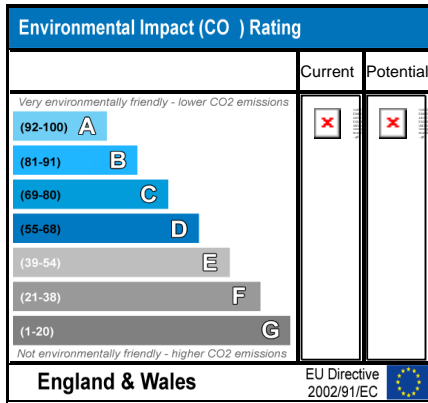
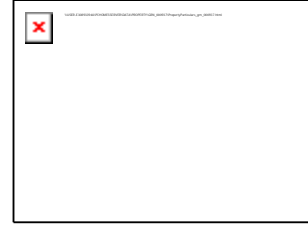
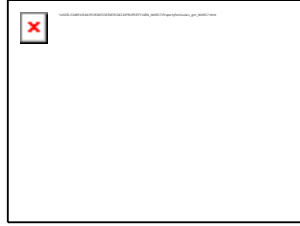
Greenlands are pleased to offer this two bedroom GROUND floor flat set within an imposing period building boasting a well presented living space. The property comprises bright and airy reception room, kitchen/breakfast room, well proportioned bedrooms and a bathroom. Corfield Street is situated moments from the amenities of Bethnal Green Road and in proximity to Victoria Park Village, Broadway Market and vibrant Brick Lane. Transport links include Bethnal Green Underground Station (Central Line) and reliable bus routes into the City and the West End.

|              |                                    |         |                                       |  |                          |   |
|--------------|------------------------------------|---------|---------------------------------------|--|--------------------------|---|
| Entrance     | Hall                               | 19'     | 9"                                    | x  | 7'                       | 10"   |
| Reception    | Room                               | 11'     | 9"                                    | x  | 10'                      | 6"  |
| Front aspect | windows,                           | fitted  | shelving,                             | space  | to dine,                 | ceiling lighting  |
| Kitchen      | 13'                                | 8"      | x                                     | 10'  | 0"                       |   |
| Side aspect  | window and rear aspect             | door,   | stainless steel sink with mixer taps, | four ring gas hob with oven and grill under, | washing machine, fridge, | comprehensive range of wall mounted and low level storage units, radiator, ceiling lighting |
| Master       | Bedroom                            | 10'     | 5"                                    | x  | 9'                       | 8"  |
| Side aspect  | window,                            | fitted  | wardrobes,                            | ceiling                                      | lighting                 |   |
| Second       | Bedroom                            | 17'     | 11"                                   | x  | 7'                       | 0"  |
| Rear         | aspect                             | window, | ceiling                               | lighting                                     |                          |   |
| Bathroom     | 10'                                | 0"      | x                                     | 8'   | 10"                      |   |
| Rear aspect  | window, bath, wash hand basin, WC, | ceiling | lighting                              |  |                          |   |



**£289,995 leasehold**  
Subject to Contract

# Corfield Street, Bethnal Green, E2



VIEWING BY APPOINTMENT WITH AGENTS GREENLAND PROPERTY SERVICES LTD  
OPENING HOURS:

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

# Energy Performance Certificate



233, Corfield Street, LONDON, E2 0DP

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 11 December 2012  
**Date of certificate:** 12 December 2012

**Reference number:** 9298-3939-7222-0932-7904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 52 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

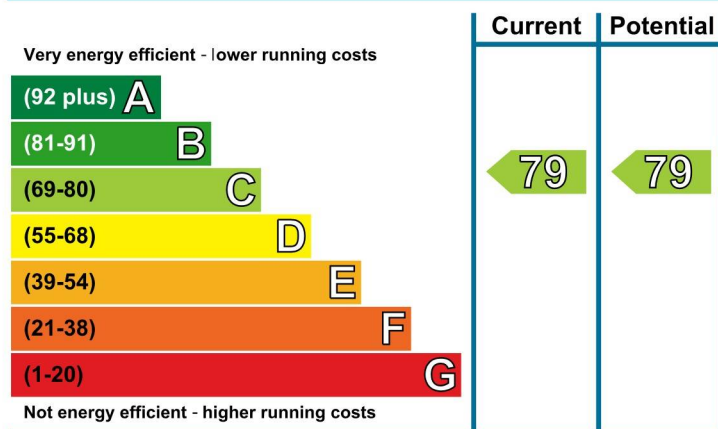
**£1,011**

## Estimated energy costs of this home

|               | Current costs     | Potential costs   | Potential future savings |
|---------------|-------------------|-------------------|--------------------------|
| Lighting      | £93 over 3 years  | £93 over 3 years  | Not applicable           |
| Heating       | £609 over 3 years | £609 over 3 years |                          |
| Hot Water     | £309 over 3 years | £309 over 3 years |                          |
| <b>Totals</b> | <b>£1,011</b>     | <b>£1,011</b>     |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).