



20 Mowlem Street

London, E2 9HE

## Freehold investment opportunity for sale in E2

**11,256 sq ft**  
(1,045.72 sq m)

- SPV or Asset purchase
- Rental Income £418,440 pa
- Strong yield potential
- Scope for refurbishment
- 18 apartments
- Attractive communal garden
- Secure cycle store

# 20 Mowlem Street, London, E2 9HE

## Summary

Available Size	11,256 sq ft
Price	£6,750,000
VAT	Not applicable
EPC Rating	C (69)

## Description

An excellent opportunity to acquire a potentially high-yielding residential investment with scope for adding value in a prime East London location. This five-story freehold block comprises 18 flats, generating a rental income of £418,440 pa. Priced at just £763 per sq ft, which is well below the area's average.

The ground-floor units have been converted from commercial use to create five attractive residential studios, whilst the upper floors comprise 13 modern one, two and three bedroom apartments. The property is fully let providing a consistent income stream and historically the property has experienced minimal voids.

## Location

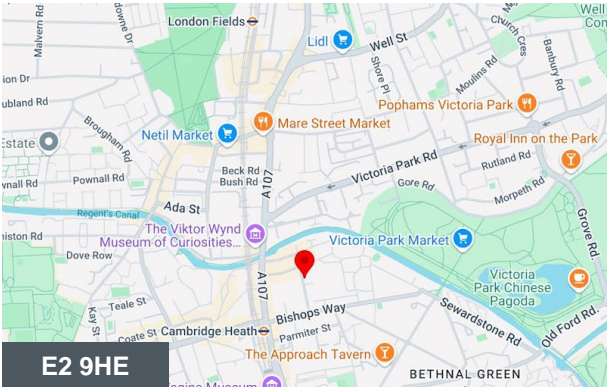
The building is located in the heart of East London in an area with strong rental demand, close to the Regent's Canal, Victoria Park and London Fields. Cambridge Heath Overground station is a 3-4 minute walk (0.2 miles), and Bethnal Green tube is a mere half a mile away. The area has seen significant change in recent years and is now a popular residential hub, especially with young professionals, with easy access to a wide range of local amenities, including shops, cafes, markets, and green spaces. The ongoing development of nearby 555-unit Regent's View is expected to attract further interest and boost capital values in the area.

## Tenancy Schedule

Tenancy schedule upon request.

## Energy Performance Certificate (EPC)

EPC's are available for every flat upon request.



## Viewing & Further Information



**George Sarantis**

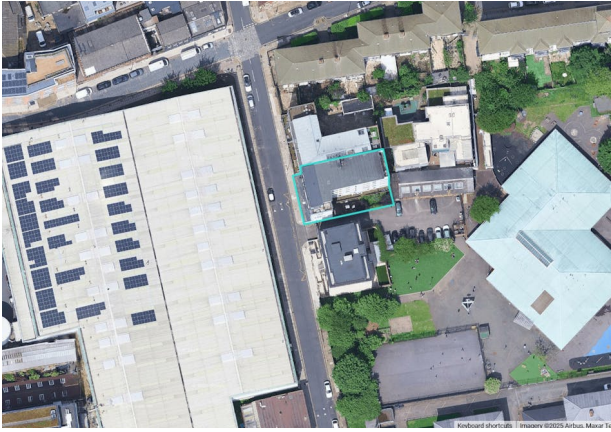
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com

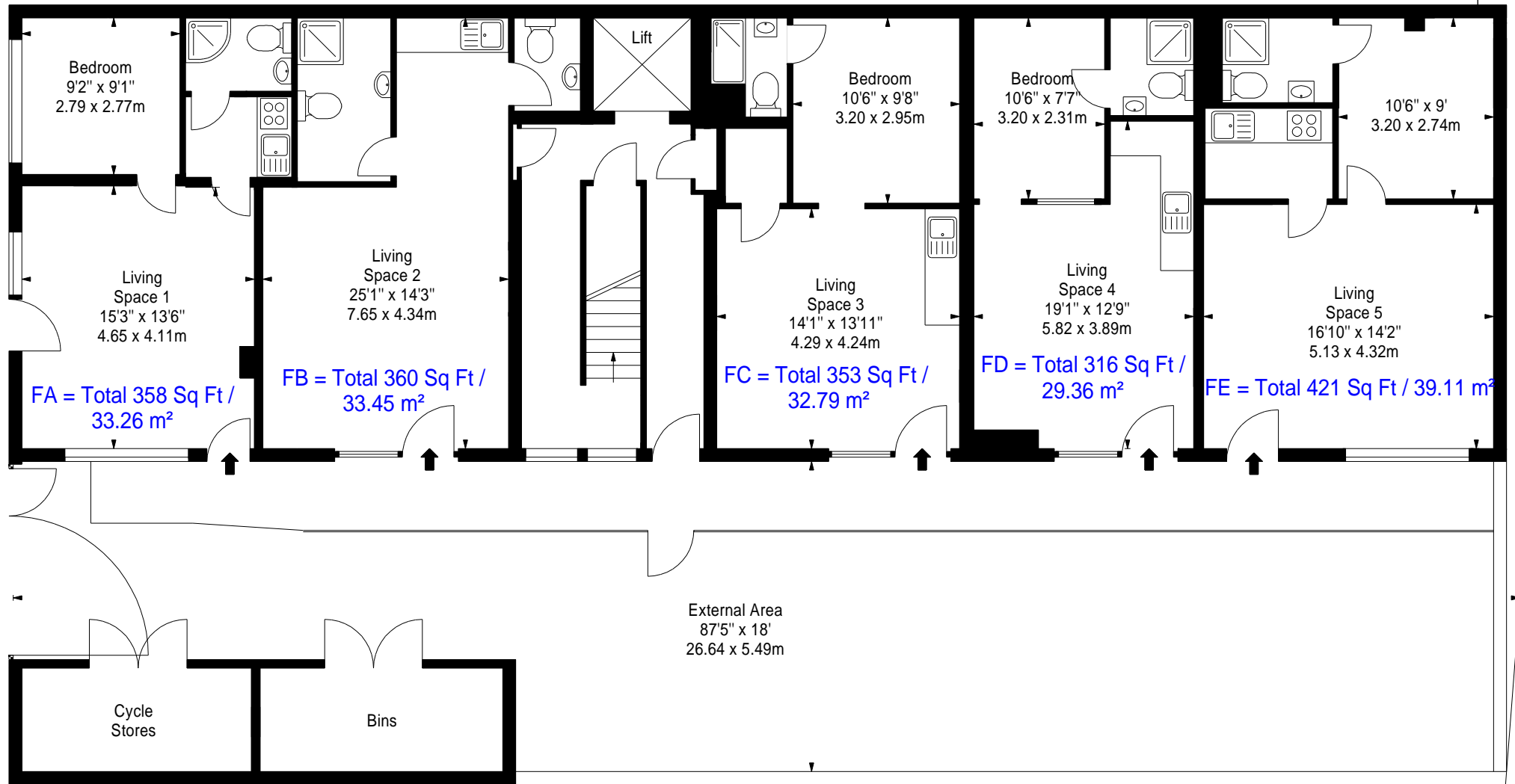


**Quba Medford**

020 7613 4044 | 07912883110  
quba@fyfemcdade.com







# GROUND FLOOR

APPROX. GROSS INTERNAL AREA \*  
11256 Ft<sup>2</sup> - 1045.68 M<sup>2</sup>

Property Details:

20 MOWLEM STREET  
LONDON  
E2



Surveyed and Drawn By:



Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF

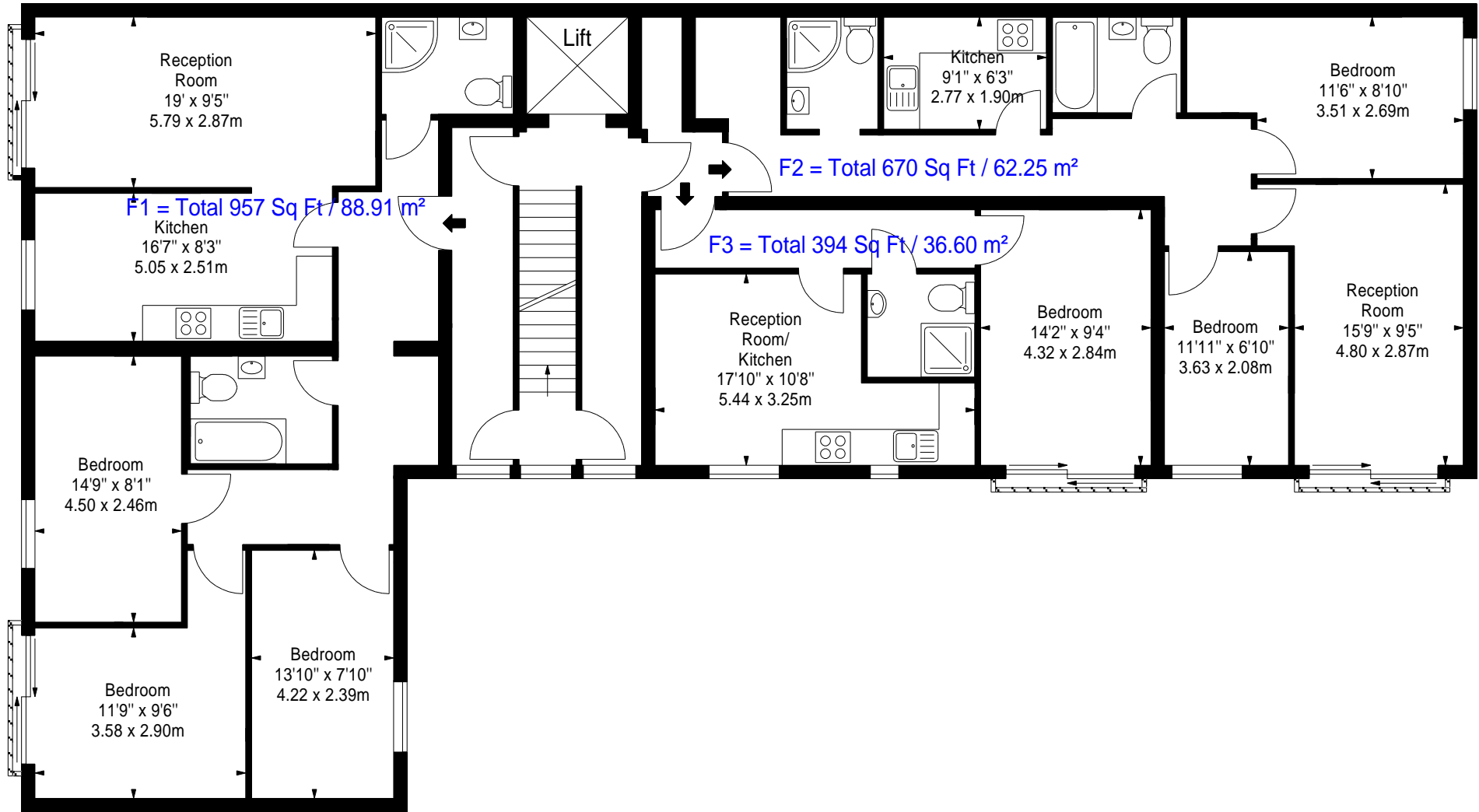
Tel: 0345 257 2023  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk

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SCALE - 1:100 @ A4



REFERENCE NUMBER :

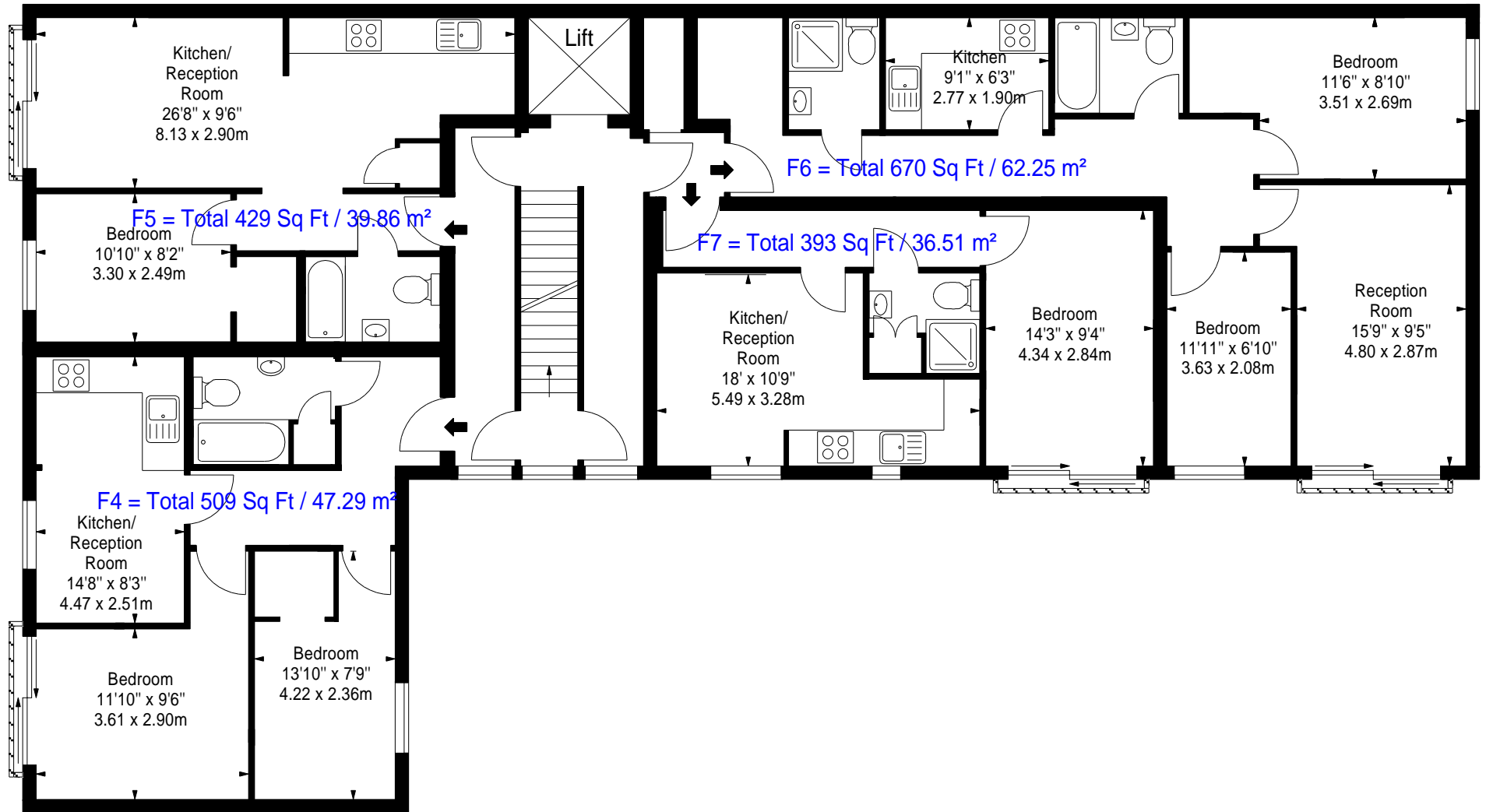
Plans Drawn: 31.03.2025





FIRST FLOOR

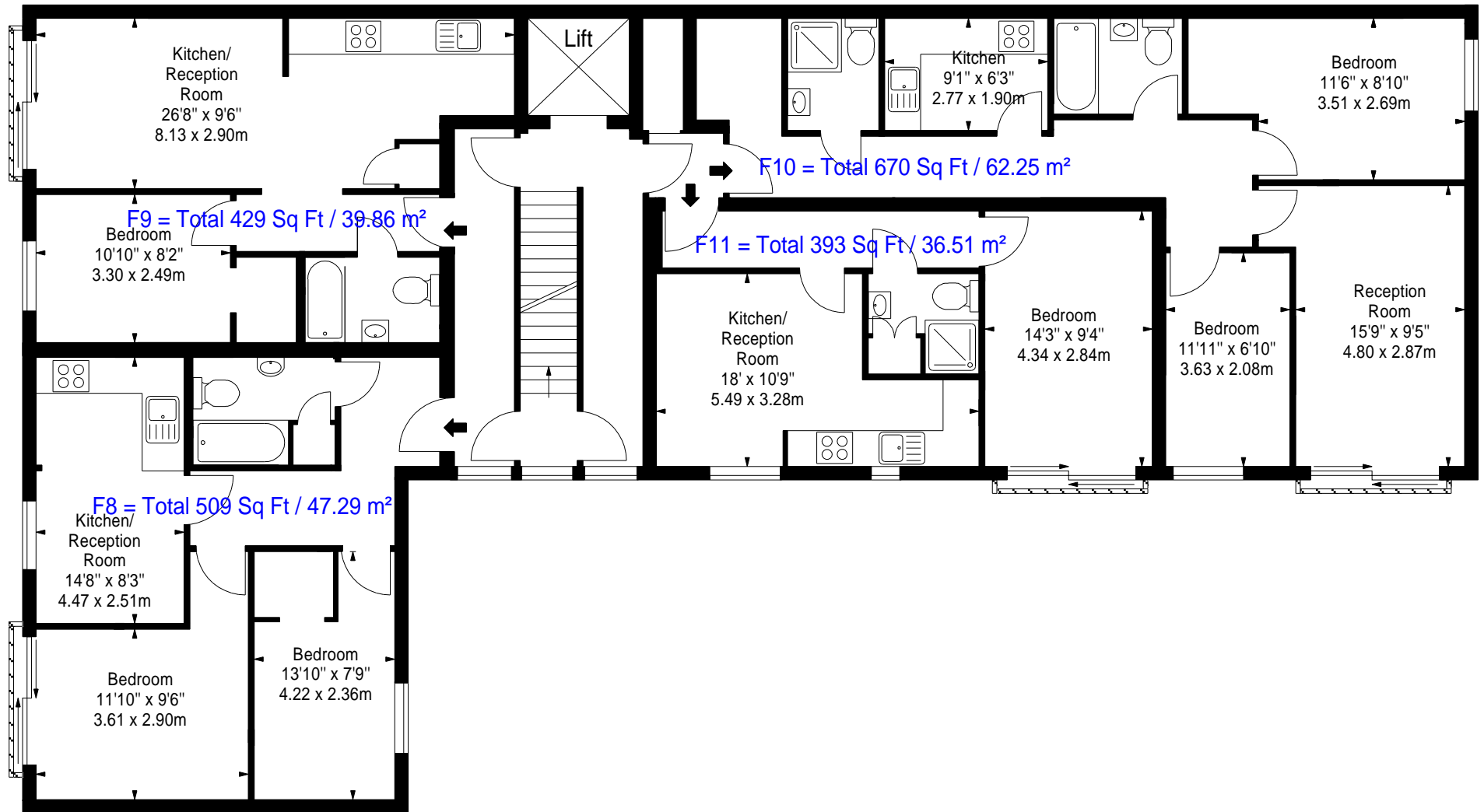
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Property Details:  <b>20 MOWLEM STREET LONDON E2</b>		Surveyed and Drawn By:  Hideaway Work Space 1 Empire Mews London SW16 2BF
<b>SCALE - 1:100 @ A4</b>		Tel: 0345 257 2023 <a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a> <a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a>
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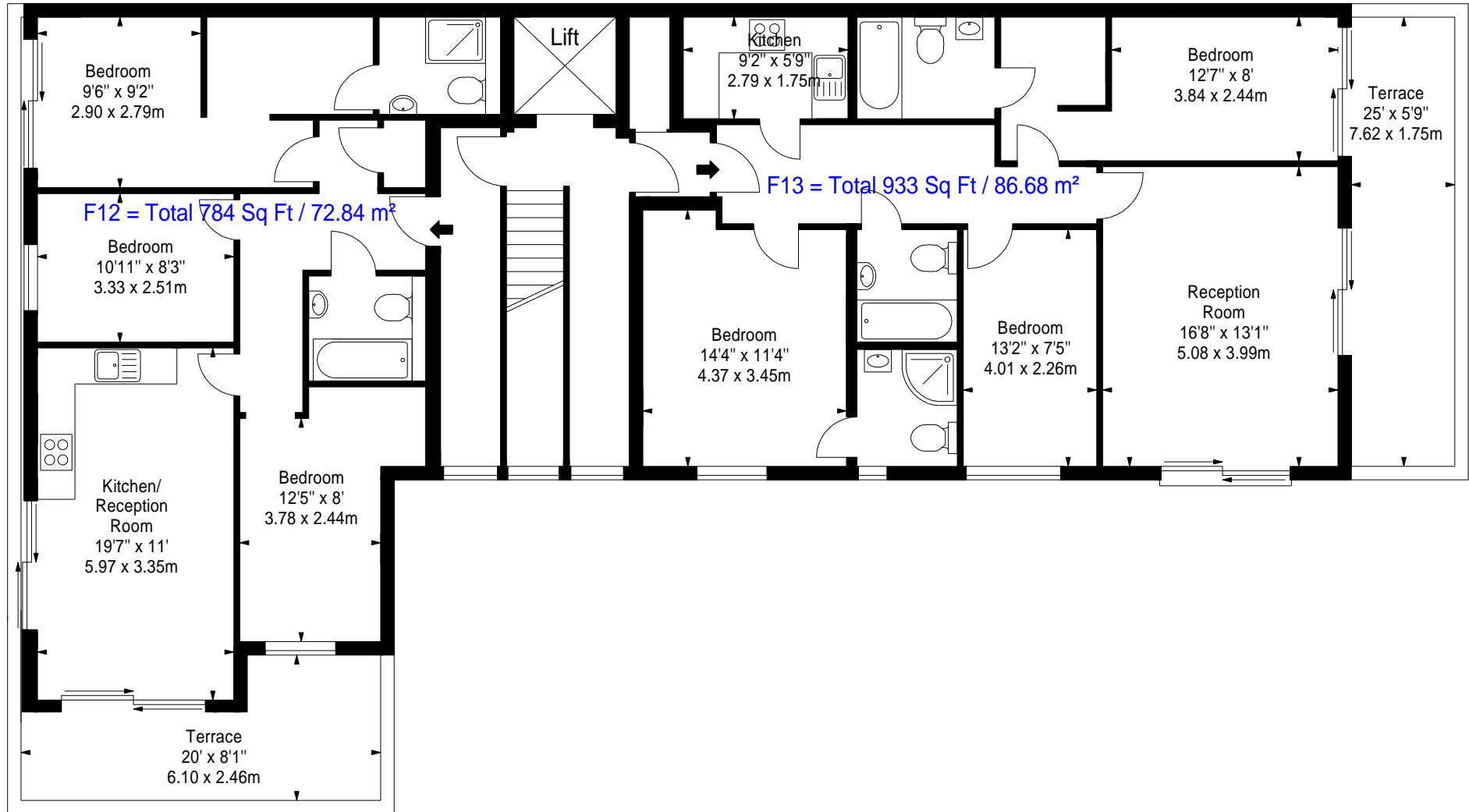
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### THIRD FLOOR



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<b>SCALE - 1:100 @ A4</b>		Tel: 0345 257 2023 <a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a> <a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a>
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**FOURTH FLOOR**

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<b>REFERENCE NUMBER :</b>		<a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a>
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