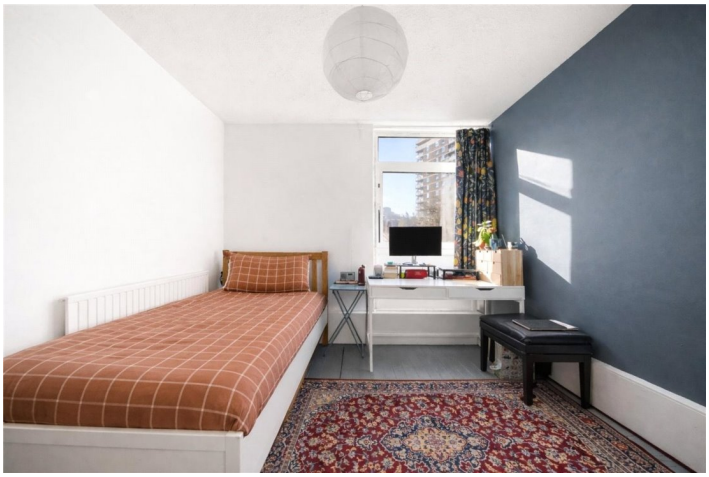






BARONESS ROAD, LONDON, E2

£499,995 LEASEHOLD

SPACIOUS THREE-BED SPLIT-LEVEL MAISONETTE BY COLUMBIA ROAD

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Set within the ever-popular Dorset Estate, this well-proportioned three-bedroom split-level home on Baroness Road offers bright, practical living space arranged over two floors and extending to approximately 886 sqft.

Accessed on the entrance level, the property opens into a spacious and light-filled living room, perfectly suited for both relaxing and entertaining. Separate from the reception, the kitchen provides a practical and well-defined cooking space with ample storage and worktop areas. From the living area, doors lead out to a private south-facing balcony, allowing for excellent natural light throughout the day and providing an ideal spot for morning coffee or evening unwinding.

Upstairs, the property comprises three well-sized bedrooms, offering flexible accommodation for families, guests, or those working from home. A family bathroom serves this level, thoughtfully positioned to accommodate all bedrooms. The split-level design creates a clear separation between living and sleeping areas, enhancing both privacy and day-to-day functionality.

One of the property's key advantages is its exceptional location. Positioned just moments from Columbia Road, residents can enjoy the famous flower market, independent boutiques and popular cafés right on their doorstep. The vibrant Shoreditch Triangle is also within easy reach, offering an eclectic mix of restaurants, bars, galleries and creative workspaces, making it one of East London's most dynamic neighbourhoods. In addition, the City is conveniently close by, providing swift access for professionals working in London's financial district, whether on foot, by cycle or via excellent transport links.

Offered to the market chain free, this home presents an excellent opportunity for buyers seeking a straightforward purchase in a prime East London location.

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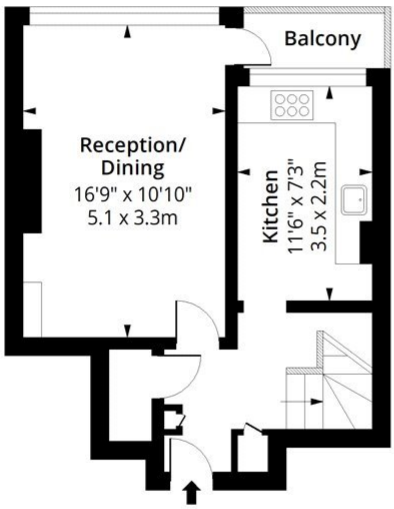




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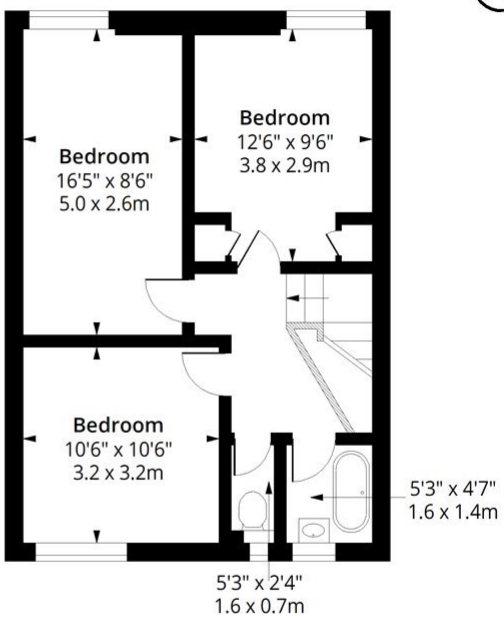
Baroness Road E2

Approx. Gross Internal Area 886 Sq Ft - 82.31 Sq M
Approx. Gross Balcony Area 24 Sq Ft - 2.23 Sq M



First Floor

Floor Area 371 Sq Ft - 34.47 Sq M



Second Floor

Floor Area 515 Sq Ft - 47.84 Sq M

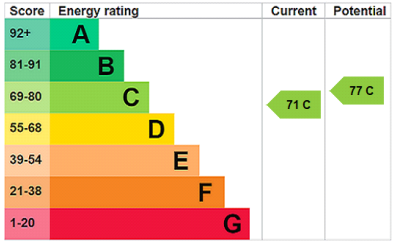
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/2/2026

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/SHO260019

Tenure: Leasehold

Term: 88 year and 10 months (Subject to change)

Service Charge: £2227.51 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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