



BETHNAL GREEN ROAD, LONDON, E2
£1,365,000 FREEHOLD

A RARE AND UNIQUE GRADE II LISTED FREEHOLD BUILDING IN SHOREDITCH

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DESCRIPTION:

A rare and unique Grade II listed freehold building that spans nearly 1500sqft and offers wonderfully spacious interiors alongside charming period features that has been tastefully refurbished by its current owner.

The property is set over three floors, hosts three kitchens, four bedrooms, three bathrooms and one open plan living room area. The top floor can be utilised as a studio apartment, the middle floor is being currently used as a two-bedrooms with their own separate kitchen on the first floor that leads to a private roof terrace. The first floor hosts a one-bedroom apartment with its own bathroom, and open plan living room/kitchen area. There is a huge roof terrace to the rear of the property that provides a leafy oasis.

This charming house is a truly unique freehold property in the area that not only captures what it is to be in Shoreditch but provides an opportunity to acquire a substantial space that boosts creative living. The property also benefits from original period features including refurbished staircase, shutters, and exposed brickwork. The exterior has also undergone a renovation that included refurbishment of the stone, brickwork, and new double-glazed sash windows. This property does come with the freehold of the building, however the downstairs commercial unit has been sold on a 999 year lease from 2004.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Redchurch Street, Shoreditch High Street and Cambridge Heath Road. You have fantastic transport links with Bethnal Green overground and underground stations as well as Shoreditch High Street, Whitechapel Station (Crossrail) and Liverpool Street stations all close by.

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Approx. Gross Internal Floor Area 1432 sq. ft / 133.06 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1398 sq. ft / 129.85 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

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