

BATH HOUSE, DUNBRIDGE STREET, LONDON, E2  
£375,000 SHARE OF FREEHOLD

## STYLISH 1-BEDROOM APARTMENT IN A CONVERTED VICTORIAN BATH HOUSE

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## DESCRIPTION:

Set within the characterful surroundings of The Bath House, a beautifully converted Victorian bath house on Dunbridge Street, this charming one-bedroom apartment offers 509 sq ft of well-balanced living space in one of East London's most vibrant neighbourhoods.

Positioned on the lower ground floor, the flat has recently undergone refurbishment throughout, blending period charm with modern comfort. The property comprises a lovely double bedroom, a generous living area ideal for both relaxing and entertaining, a separate contemporary kitchen, and a sleek modern bathroom.

The layout provides excellent proportions, with a particularly spacious reception room and well-defined kitchen space, perfect for those who appreciate distinct living and cooking areas.

Residents also benefit from access to beautifully maintained communal gardens within the development, providing a peaceful and green retreat away from the buzz of the surrounding streets.

Ideally located, the apartment is just moments from the energy and amenities of Brick Lane, Shoreditch Triangle, Columbia Road and the City, offering an outstanding mix of independent boutiques, renowned restaurants, galleries, and transport links all within easy reach.

Further enhancing its appeal, the property benefits from a share of the freehold and an exceptionally long 996-year lease, offering both security and long-term peace of mind.

This is a superb opportunity to acquire a stylish home in a unique historic building at the heart of East London.

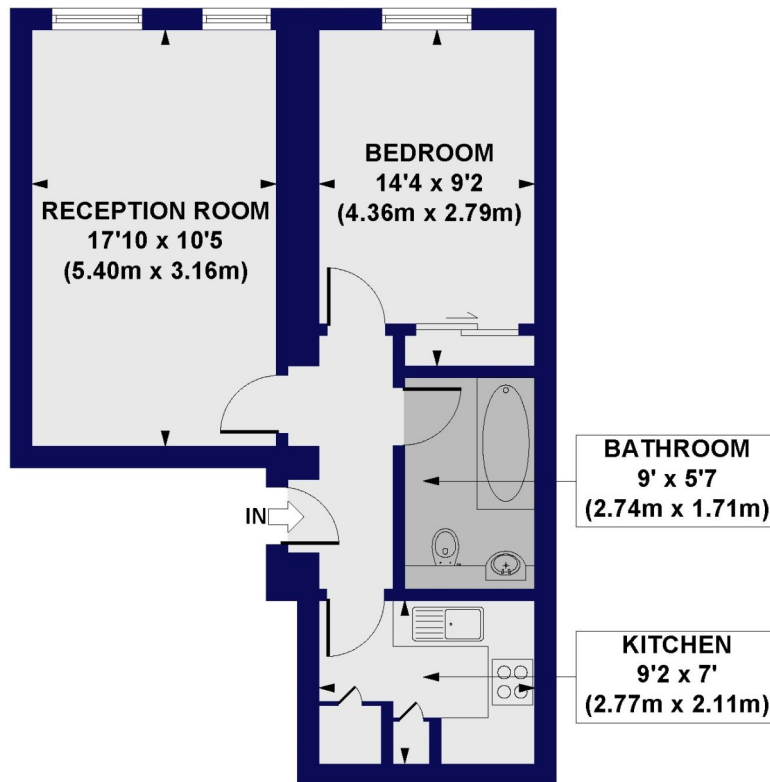
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**Dunbridge Street, E2**  
**Approx. Gross Internal Floor Area 509 sq. ft / 47.27 sq. m**



**LOWER GROUND FLOOR**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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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**Tenure:** Share of Freehold  
**Term:** 996 year and 10 months (Subject to change)  
**Service Charge:** £2308.14 per annum (approx.)  
**Ground Rent:** £ 0 Annually (Subject to review)  
**Council Tax Band:** D

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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