

RATCLIFFE HOUSE, BARNES STREET, LONDON, E14  
**£425,000 LEASEHOLD**

## 2 BED MAISONETTE WITH SOUTH FACING GARDEN IN YORK SQUARE CONSERVATION AREA

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### DESCRIPTION:

This spacious two-bedroom maisonette is thoughtfully arranged over the ground and first floors, offering a practical and comfortable living space. The property comprises two good-sized double bedrooms and a family bathroom upstairs, while downstairs features a well-equipped kitchen and a bright living room that opens onto a south-facing garden—ideal for relaxing or entertaining. A convenient WC/toilet is also located on the ground floor.

Ratcliffe House is a post-war building thoughtfully positioned amidst beautiful period properties within the highly regarded York Square Conservation Area. This unique setting combines modern construction with historic surroundings, providing a distinctive living environment.

Located in Limehouse, the home benefits from excellent transport connections to the City and Canary Wharf, vibrant local shops, cafes, and riverside walks, all contributing to a lively yet community-focused atmosphere.

With its spacious layout, private garden, and prime location, this maisonette offers a perfect blend of convenience and quality of life.

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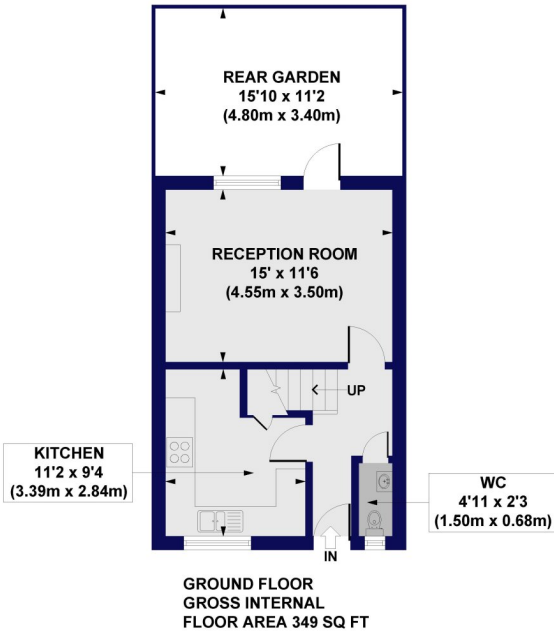




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# Ratcliffe House, Barnes Street, E14

Approx. Gross Internal Floor Area 771 sq. ft / 71.65 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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