



Bethnal Green Road, London, E2 7DG
£1,650,000

EPC D





A rare opportunity to acquire a stunning mid-terraced four storey freehold situated in a fantastic location in central Shoreditch.

Measuring over 2000sqft in total the property is currently configured as a four-bedroom house, although the layout allows for complete flexibility. The lower floor is currently set out as a second living space / home office with storage area, a walk-in shower room, and fourth bedroom with access to a patio garden. The ground floor comprises a gorgeous dine-in kitchen with floor to ceiling sliding windows which open onto the patio garden, exposed brickwork and skylights. Situated at the back of the house the sounds of the city feel a long way away. There is also potential to reintegrate the separate access to the commercial space, so it can either generate a healthy income, or could easily be used as part of the house.

The first floor contains a generous separate reception room which benefits from tons of character with ceiling roses, cornicing and a working fireplace, a double bedroom and family bathroom. A further double bedroom and master bedroom on the top floor has previously had planning permission for an ensuite bathroom with skylight attached to it. There is also access to a flat roof (undemised) with views across the city and potential to extend subject to planning.

- Freehold Building
- 5 Bedrooms (one currently used as a second reception room/study)
- 2 Bathrooms
- A1 Commercial Unit Fronting onto Prime Location
- Patio Garden and Roof Access
- Approx. 2000sq.ft.



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 510 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 466 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 429 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2004 SQ FT / 186.3 SQ M



Viewing arrangement by appointment 0203 911 3660

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