



## Walden Street E1

Freehold

3 Bed 2 Bath

1180 sqft (approx)

Enviably nestled within a private gated terrace of Georgian townhouses is this Grade II listed three/four bedroom home offering over 1,150 sqft (107 sqm) approx. of internal space over four floors.

This quintessential East London house retains much of its original character including traditional external brickwork, sash windows and perfect proportions in keeping with the era.

- Georgian terrace
- Original features
- Private garden



# The Bespoke Agent™

Having recently undergone a light refurbishment, the house presents exceptionally well yet has the scope for any incoming purchaser to stamp their preferences on the property.

Upon entering on the ground floor, you will be greeted by a panelled hallway leading to a South facing reception room and study to the rear. This could be opened up as a double front to back reception room with dining area. There is direct access to a private patioed garden providing plenty of space for outside entertaining plus a rare view of the flat backed terrace that is the rear of Walden Street, scarcely found in London as many were destroyed in WWII.

The lower-ground floor provides a fitted kitchen to the rear, as well as second reception room providing versatile space as either a sitting or dining room.

The first floor accommodates a well sized double bedroom with double sash windows and two separate bathrooms further along the hall. The second floor consists of two charismatic attic style bedrooms that benefit from full head height.

Please note images are of a staged and minor refurbished example of a near identical layout property on the same street and not indicative of the finish of the house available to purchase.

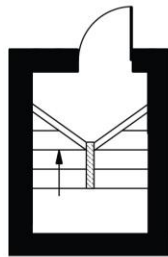
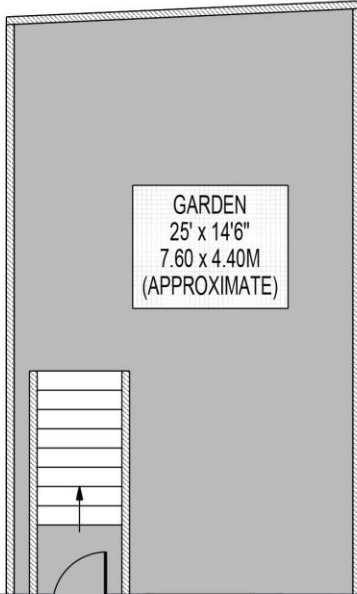
Tenure: Freehold  
Lease Length: N/A  
Service Charge: N/A  
Ground Rent: N/A  
Parking: On-street via permit  
Local Authority: Tower Hamlets  
Council Tax Band: F

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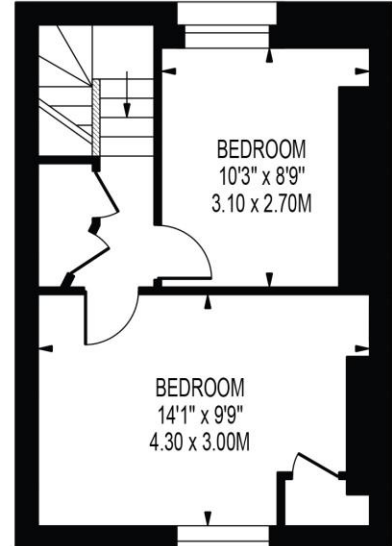


## WALDEN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1182 SQ FT - 109.84 SQ M

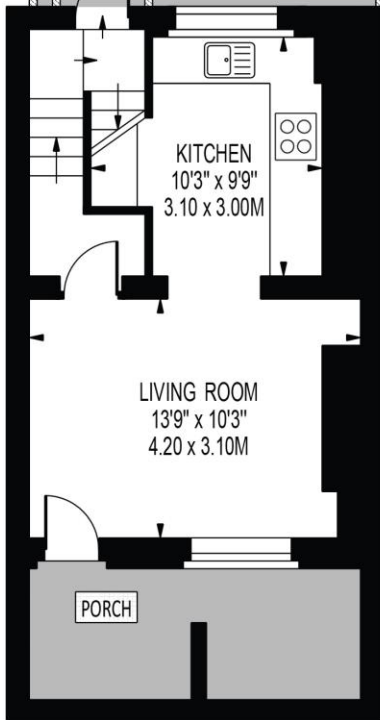


(32 SQ FT - 3.00 SQ M)



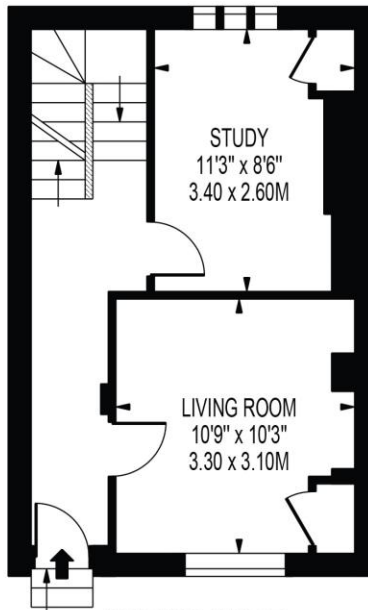
**SECOND FLOOR**

(280 SQ FT - 26.03 SQ M)



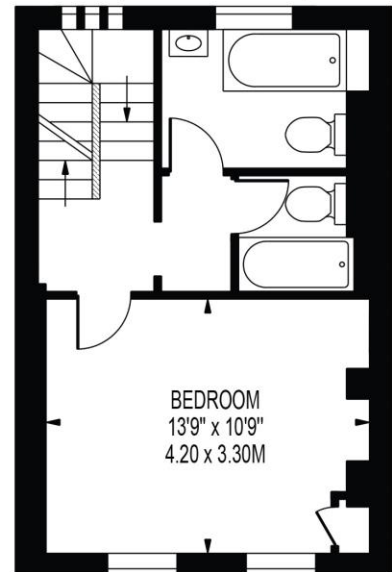
**LOWER GROUND FLOOR**

(271 SQ FT - 25.15 SQ M)



**GROUND FLOOR**

(296 SQ FT - 27.49 SQ M)



**FIRST FLOOR**

(303 SQ FT - 28.17 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.