



Walden Street E1

Freehold

2 Bed 1 Bath

853 sqft (approx)

Enviably nestled within a private gated terrace of Georgian townhouses is this Grade II listed two/three bedroom home offering over 853 sqft (79 sqm) approx. of internal space over three 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™

In need of some modernisation, the house has plenty of 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 bathroom/wc 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 two well sized double bedrooms with double sash windows and two separate bathrooms further along the hall.

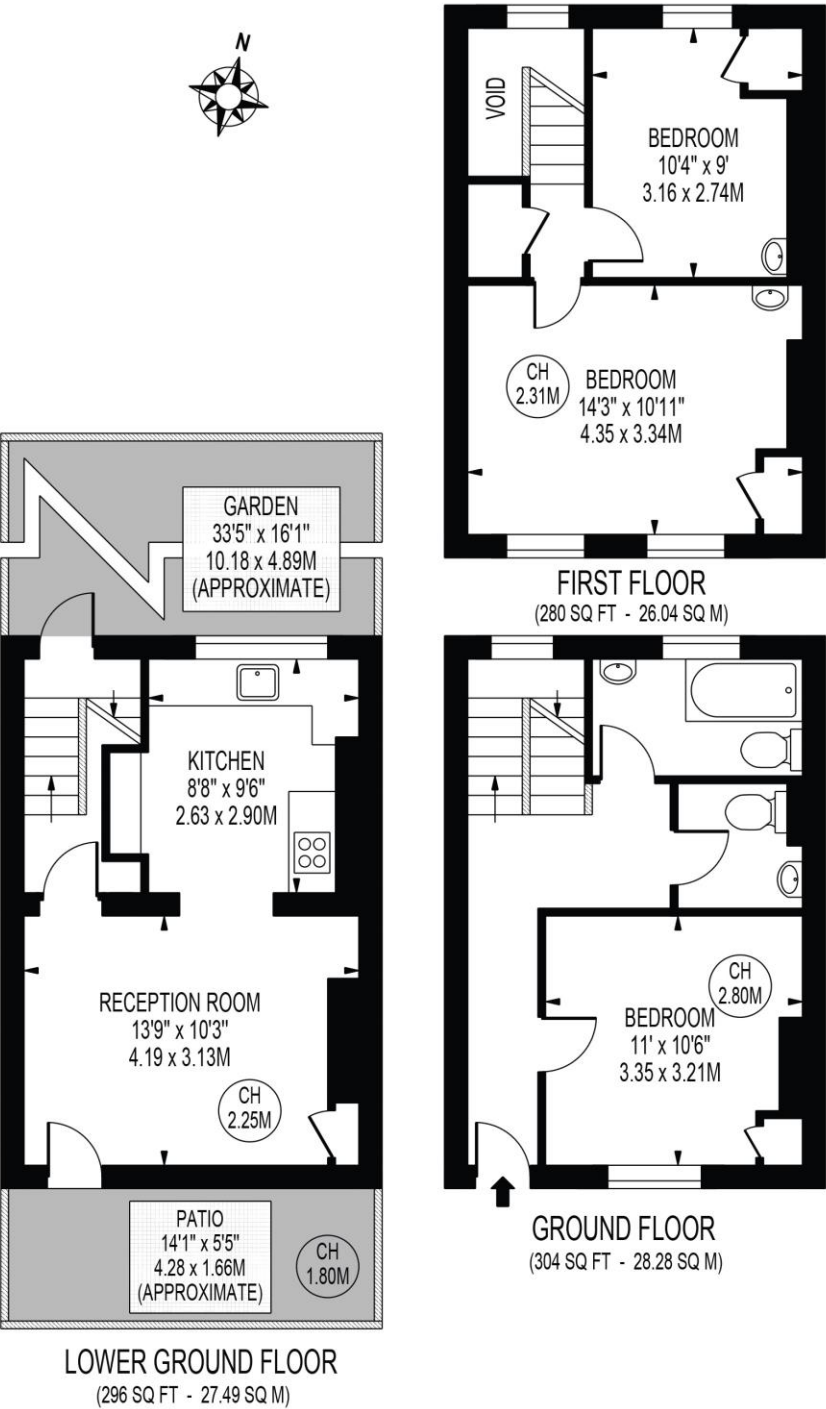
The property has no second floor mansard roof extension, which occurs on Nos. 39-49 Walden Street therefore subject to the relevant planning permissions there is good potential of adding an extra floor.

Tenure: Freehold
Lease Length: N/A
Estate Management Charge: £87 per annum (approx.)
Ground Rent: N/A
Parking: On-street via permit
Local Authority: Tower Hamlets
Council Tax Band: E



WALDEN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.81 SQ M
(EXCLUDING VOID)



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