



Gathorne Street E2

Share of Freehold

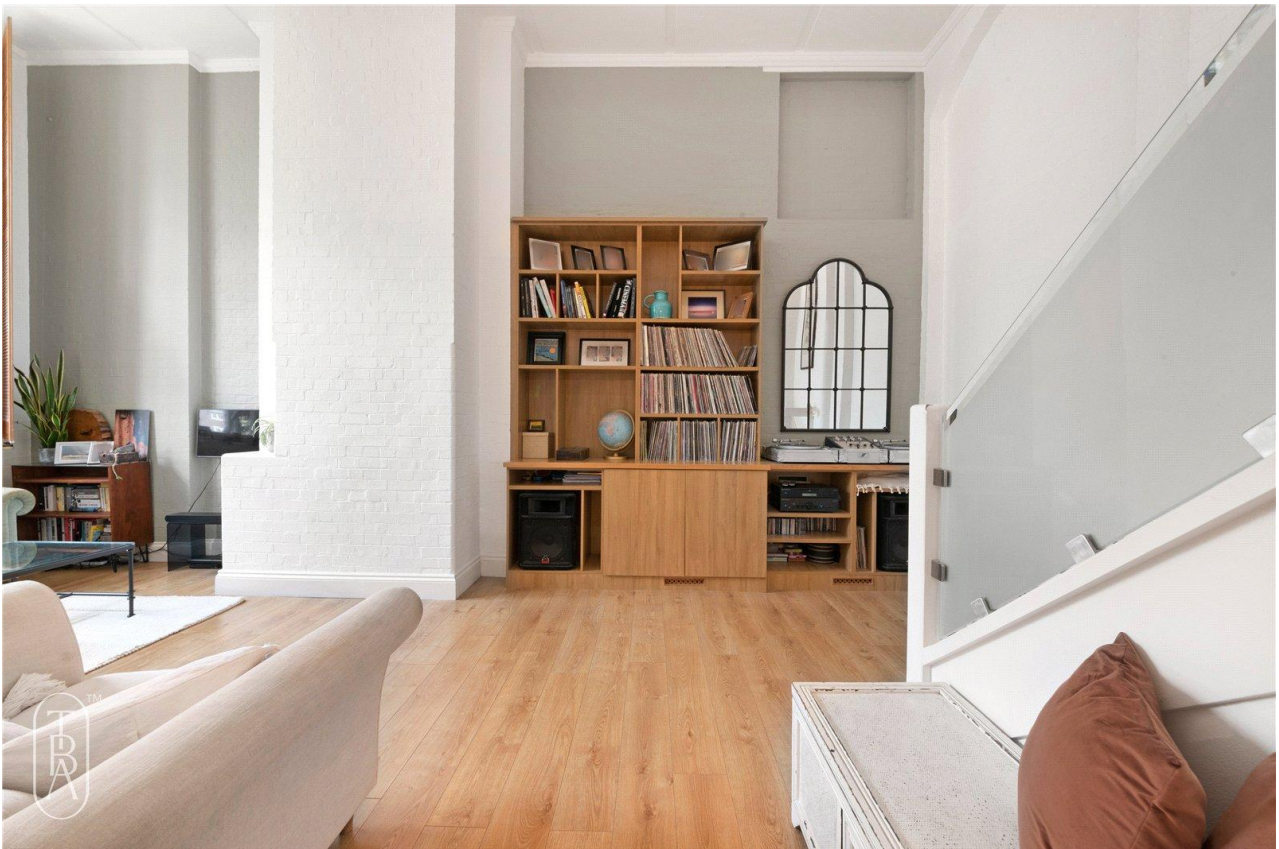
2 Bed 1 Bath

1309 sqft (approx.)

Once a Victorian school, now one of the area's most characterful places to live, this just over 1300 sqft (approx.) two-bedroom duplex in Bow Brook House makes a bold first impression. The double-height reception room sets the tone with exposed brick, soaring ceilings, and huge windows that pull in the light and amplify the volume of the space.

- Converted Victorian School
- Communal Roof Terrace
- Over 4m high ceilings

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The mezzanine kitchen sits suspended above the main space with plenty of space for cooking, dining or hanging out. Featuring a neutral grey colour scheme and white stone worktops, the kitchen includes plenty of built in storage, a wine fridge and induction hob.

Both bedrooms are well proportioned, with the first situated on the ground floor beside the three-piece family bathroom, which features two tiled statement walls. Climbing the second staircase at the front of the property, you're welcomed into the large, triple-aspect principal bedroom, complete with built-in wardrobes.

Bow Brook House is one of the last Victorian buildings of this scale in the area, its 1980s conversion giving it a rare blend of industrial heritage and residential warmth. Residents share a communal roof terrace, part urban garden, part retreat, complete with a vegetable patch and open-air hangout space. Gated parking sits below, tucked away from the street.

Positioned on the edge of Bethnal Green, just a short walk from both Bethnal Green and Mile End Underground stations, the building sits at the intersection of some of East London's most compelling pockets. Brutalist-meets-bohemian in feel, the neighbourhood is anchored by characterful pubs and cafés, from E. Pellicci's timeless frontage to The Approach Tavern's understated charm, with the canal path offering a direct route to Victoria Park, the Pavilion Café and the Chisenhale Gallery.

Tenure: Share of Freehold

Lease Length: TBC

Service Charge: £5,000 per annum (approx.)

Ground Rent: N/A

Parking: Off Street Parking

Local Authority: Tower Hamlets

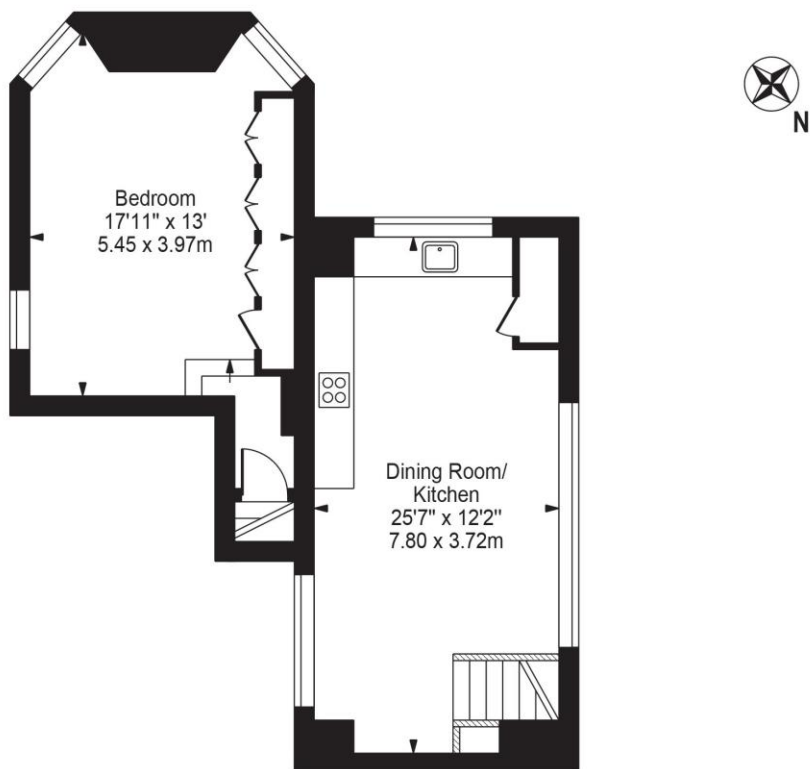
Council Tax Band: E

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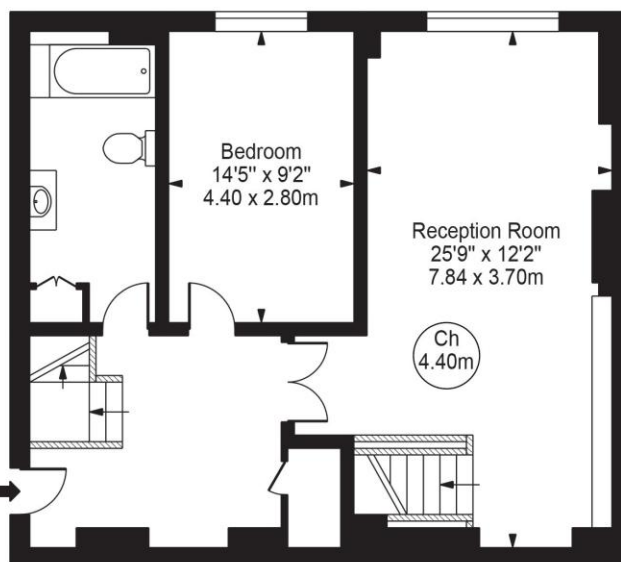


Bow Brook House

Approx. Gross Internal Area 1309 Sq Ft - 121.61 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

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.