



Cotton's Gardens E2

Freehold

4 Bed 4 Bath

2628 sqft (approx)

A unique, redbrick Victorian former warehouse once built as a Leather and Boot works for John Carter & Sons Ltd that has thoughtfully been reimagined into a design-led home with exceptional architectural character and modern comfort.

Spanning four floors, this rare 2,628 sqft (approx.) freehold offers four generous bedrooms, four fully tiled bathrooms (plus WC), two distinct living spaces, and a versatile ground-floor live/work semi-studio plus roof terrace.

- Victorian warehouse conversion
- Private roof terrace
- Central Shoreditch

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From top to bottom, the interior celebrates its industrial heritage with original Crittall windows, timber floors, and plenty of exposed brickwork that has been professionally sealed. Contemporary touches are seamlessly married into the space too, from the gallery-style track lighting and fully integrated, space saving sliding doors to the installation of secondary glazing in the principal bedroom and air-conditioning on the 2nd & 3rd floors. Renovated with comfort in mind, combined with loft living, the current owners have thought of everything - there's even a water softener to tackle London's notoriously hard water and great lengths were taken to have fibre optic broadband connected.

Starting with the ground floor which is currently configured as a leisure/gym area with studio bedroom for staying guests, there's a fully, 'butcher-block' tiled shower room and kitchen that flank one wall. Light floods from both sides thanks to the skylights to the rear which have blinds fully fitted and there are glazed bi-folding doors allowing the space to be closed or opened up, subject to requirements making for an ideal an home office or additional living space.

The first floor opens into an immediately cosy sitting room. There's a bedroom, which is currently being used as a study plus an exceptional bathroom that not only features a stunning freestanding fluted Lusso bathtub, complete with rose gold coloured taps but also a 2 person sauna by Oceanic as well as walk-in shower and underfloor heating.

Two bedrooms on the 2nd floor benefit from their own shower rooms, each beautifully finished in dark tiling and sanitary wear with the principle also featuring a walk-in wardrobe to one side and a plush deep-pile carpets providing cohesive, design-driven décor.

Heading to the top floor, which being a later addition, provides an almost penthouse like feel only enhanced further by the slide & stack panoramic doors which lead out to a private, decked roof terrace. The view of Victorian rooftops of Perseverance Works and St Leonards in the background are picture perfectly framed between both eaves and will never get old.

Configured to be the main entertainment space, the open plan island kitchen is fitted with premium Bosch appliances and has plenty of bespoke built-in storage, tailored with space-maximising solutions. There's enough room for a large dining table as well as a sofa/TV area making this third living space extremely versatile.

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Set on Cotton's Gardens, a quiet, cobbled cul-de-sac to the north of Shoreditch, this historic building is locally listed and falls within the Kingsland Conservation Area. Surrounded by a strong ecosystem of established and emerging businesses, supported by a wide range of retail, services, restaurants, and nightlife venues. The renowned Columbia Road Flower Market—home to notable dining destinations including Morito, Brawn, and Campania—as well as Hoxton Square, are both moments away.

Transport connectivity is excellent, with Old Street Station (Northern Line) and Shoreditch High Street Overground only minutes from the property. Liverpool Street and Moorgate stations are also within easy walking distance, and the location benefits from extensive bus network coverage.



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


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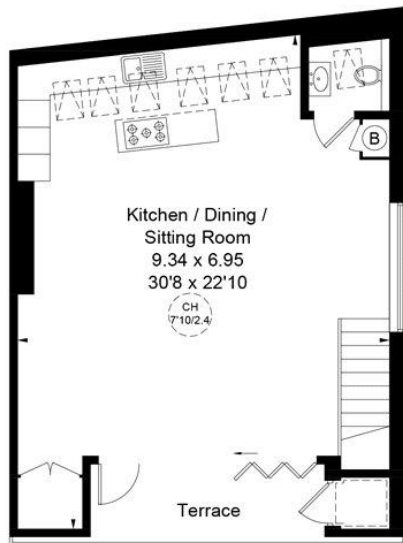


Cottons Gardens, E2

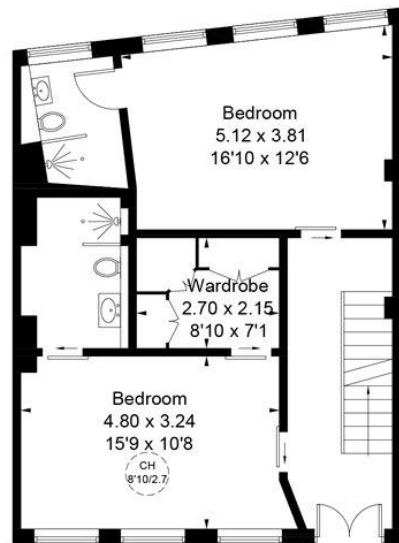
Approximate Gross Internal Area
 Ground Floor = 708 sq ft / 65.8 sq m (Excluding Reduced Headroom)
 First Floor = 655 sq ft / 60.8 sq m
 Second Floor = 669 sq ft / 62.1 sq m
 Third Floor = 581 sq ft / 54.0 sq m (Excluding Reduced Headroom / Store)
 Reduced Headroom / Store = 15 sq ft / 1.4 sq m
 Total = 2628 sq ft / 244.1 sq m



 = Reduced headroom below 1.5m / 5'0"



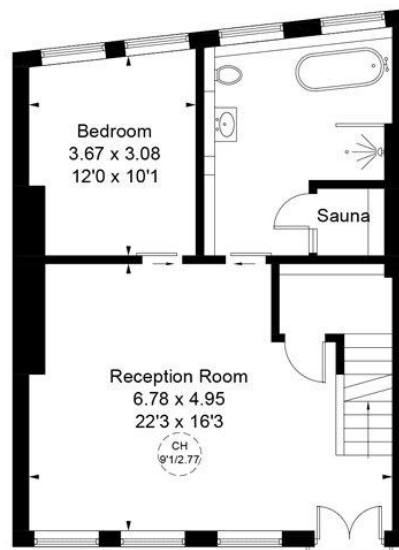
Third Floor



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1265784)