



Kenilworth Road E3

Freehold

4 Bed 3 Bath

3420 sqft (approx)

A unique and rare freehold residential warehouse conversion in Victoria Park. The building began life as a Victorian bobbin factory and its industrial past is still legible in the proportions: wide open floors, high ceilings, with an ease of movement across more than 3,400 sqft (approx.) over two lateral levels.

The renovation, led by architects Studio Ageli and an artist-owner, allows the past to remain visible while adapting the structure for contemporary family life.

- Residential Victorian Warehouse
- Two lateral floors
- Prime Victoria Park

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In the 1980s, the basement was excavated by a community group and used as a wine cellar and workshop; in the 1990s, the building became a nursery. Original stepped brickwork remains exposed in places, particularly around former fireplaces, and reclaimed hardwood flooring—salvaged from a Glasgow sports hall—runs through the upper floor and selected rooms below, its coloured striping a subtle record of former use.

Structural elements have been deliberately revealed. Original A-frames are exposed upstairs, while beams on the lower level are picked out in yellow, creating a gentle rhythm between old and new. Above the main living area, an expansive skylight—lowered into place by crane—draws daylight deep into the plan, emphasising the height of the stairwell and the openness of the upper floor.

The kitchen and adjoining library were designed by the owner and function as working spaces as much as social ones. The kitchen is anchored by a Rangemaster, while the library uses bespoke tropical hardwood, integrated lighting and raised shelving that treats books and objects as part of the architecture. Elsewhere, wall space has been left intentionally open, allowing the house to operate as a backdrop for large-scale artworks.

Upstairs living areas include a built-in projection system and cinema screen, while air-source heat pumps and discreet air conditioning serve the principal rooms and bedrooms. Bathrooms upstairs are finished in pink and white marble, contrasting softly with the industrial envelope. Storage is embedded throughout—from stair voids to overhead spaces—alongside internal bike racks and a separate utility room.



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Externally, the roof has been renovated and fitted with solar panels across half of the building. Bespoke double-glazed sash windows follow the original Victorian façade, maintaining the building's street presence. Set in the midst of traditional Victorian terraced houses commonly known in the Bow conservation area, this unique home is a hidden gem with doors opening from the house into a private courtyard.

The property is directly situated by Victoria Park with its vast open green spaces, cafes and amenities. Victoria Park Village is a short walk away, with independent shops, food stores and restaurants woven into daily life. Mile End tube, Canary Wharf, the City, London Fields and Hackney Wick are all easily reached by a walk, bike or multiple bus routes and several well-regarded local schools are nearby.

The result is a house shaped less by trend than by accumulation—of materials, uses and decisions—where industrial history, domestic life and artistic practice sit comfortably alongside one another.

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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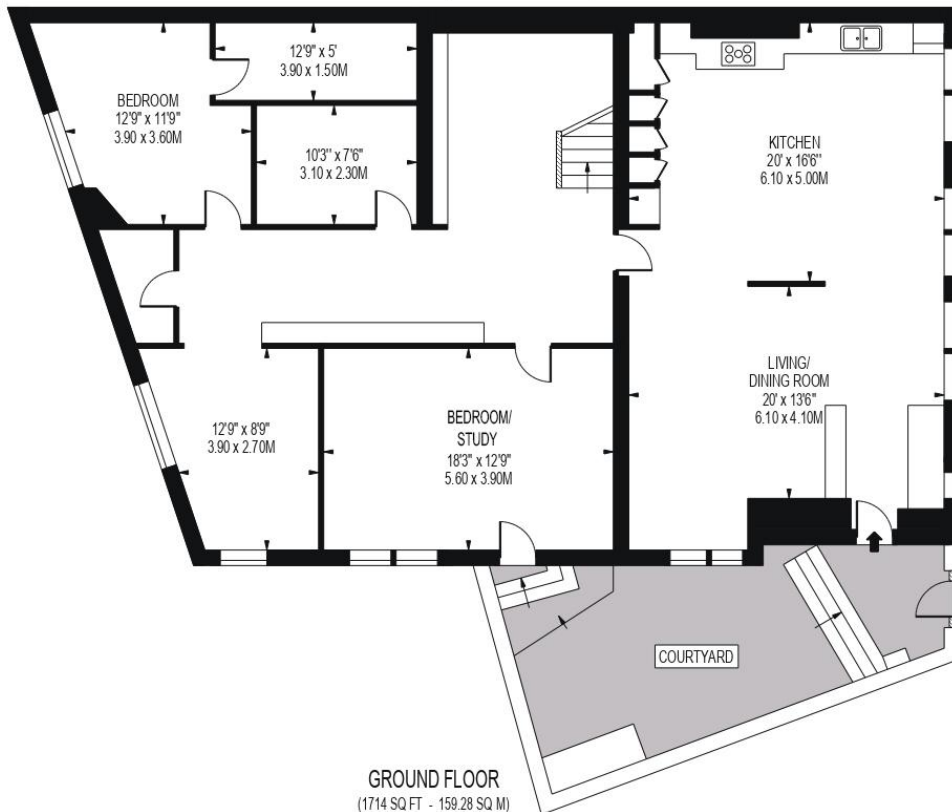


KENILWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3420 SQ FT - 317.75 SQ M



FIRST FLOOR
(1706 SQ FT - 158.47 SQ M)



GROUND FLOOR
(1714 SQ FT - 159.28 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

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