



## Claredale Street E2

Leasehold  
2 Bed 1 Bath  
760 sqft (approx.)

Set within the iconic Keeling House, this beautifully presented two-bedroom duplex apartment spanning approximately 760 sqft, offers a rare opportunity to live in one of East London's most architecturally celebrated buildings.

- Iconic Architect Designed Building
- South/West Facing
- Excellent Views

# The Bespoke Agent™



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Originally designed by renowned architect Denys Lasdun in the late 1950s, Keeling House is widely regarded as a standout example of British modernist architecture. Its distinctive layout, a series of interlocking blocks arranged around a central core, was inspired by the idea of recreating the feel of traditional street life within a high-rise setting.

Arranged over two levels, the apartment combines striking design with practical living. The spacious reception and open plan kitchen area is flooded with natural light thanks to its desirable south-west orientation, creating a desirable and inviting atmosphere throughout the day. Large double-glazed windows frame far-reaching views, while direct access to a private balcony provides the perfect spot to unwind and take in the city skyline, particularly at sunset.



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Both bedrooms are on the 11th floor and well positioned to offer privacy and comfort. The duplex layout enhances the sense of space, making it feel more like a house than an apartment.

Residents of Keeling House benefit from a concierge, gated environment with a striking glazed atrium, lift access and bike storage all within a landmark building renowned for its modernist design and strong community feel. Perfectly positioned in the heart of E2, you're surrounded by some of East London's most vibrant spots from the flower-lined charm of Columbia Road Market to the independent boutiques, cafés and nightlife of Shoreditch. With Regent's Canal, green open spaces, and excellent transport links all within easy reach, the location strikes a perfect balance between creative energy and everyday convenience.

**Tenure:** Leasehold

**Lease Length:** 973 years and 11 months

**Service Charge:** £6800 per annum (approx.)

**Ground Rent:** £200 per annum (approx.)

**Parking:** N/A

**Local Authority:** Tower Hamlets

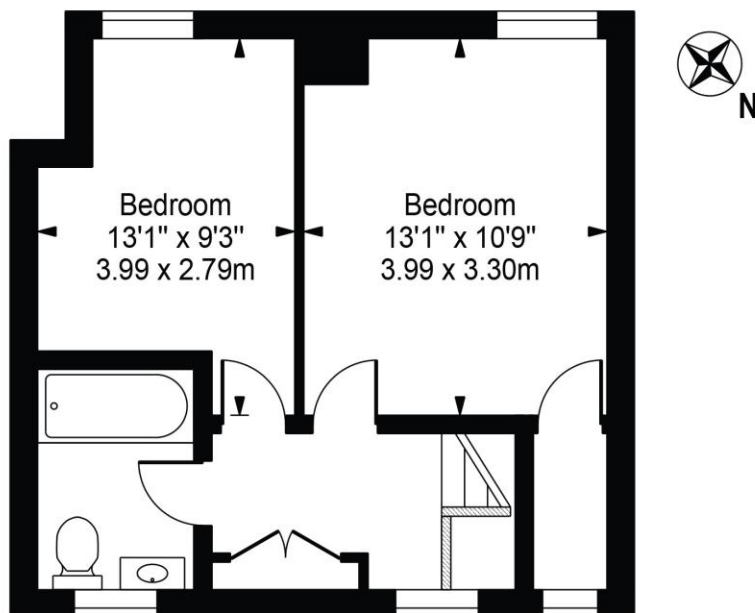
**Council Tax Band:** E

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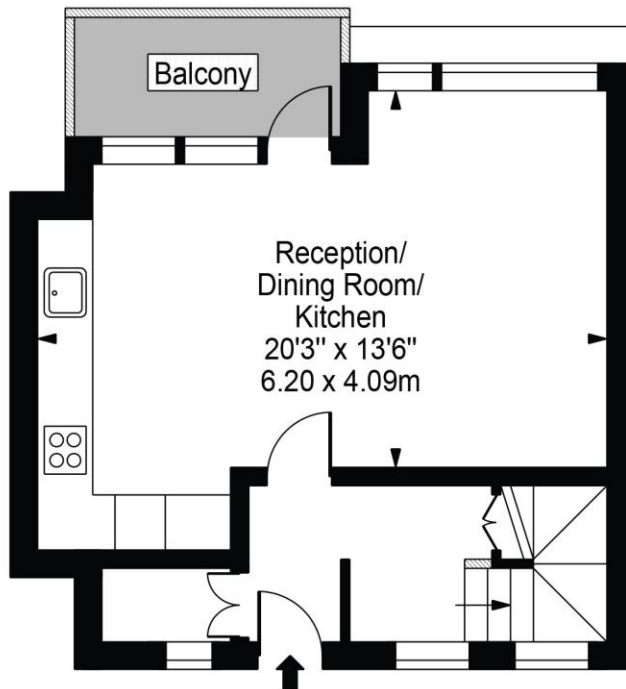


## Keeling House

Approx. Gross Internal Area 760 Sq Ft - 70.61 Sq M



Eleventh Floor



Tenth 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.