



Queensbridge Road E2

Freehold
1 Bed 1 Bath
1100 sqft (approx)

RARE FREEHOLD WAREHOUSE HOME WITH PARKING

Set behind an impressive pair of double entrance doors, this exceptional freehold home occupies a former East London garment workshop, thoughtfully reimaged by Matthew Priestman Architects into a striking interior/exterior living space. Spanning approximately 1,100 sqft (including a mezzanine with restricted head height), the unlisted building retains its industrial origins while introducing a refined contemporary aesthetic.

- Former Garment Workshop
- Off-Street Parking
- Development Potential (STPP)



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Bathed in natural light from dual-aspect sash windows, the interiors have been carefully designed around volume, craftsmanship and simplicity. Bespoke Latvian birch plywood joinery runs throughout, complemented by black Cumbrian slate and a restrained palette of natural materials that lend warmth and texture to the architectural spaces.

The principal living area is arranged as one expansive open-plan room, with the kitchen positioned discreetly to one side. Full-width triple sliding glazed doors dissolve the boundary between inside and out, opening onto a private, high-walled courtyard. Beyond, a secure roller shutter provides the rare convenience of off-street parking within the courtyard itself, allowing the space to function equally as a secluded garden or private parking area.

A dramatic rear gallery stair rises through the home, drawing natural light deep into the plan before arriving at an open bathing area. Above, the remarkable double-height bedroom is arranged around a central bespoke storage partition, with sliding timber screens providing privacy while maintaining the home's open architectural language. A partially transparent mezzanine offers valuable ancillary accommodation with restricted head height, ideal for storage or a guest bed.



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Positioned on Queensbridge Road, the home sits between London Fields, Haggerston and Broadway Market, placing some of East London's finest independent cafés, restaurants and creative destinations within easy walking distance. Broadway Market, Columbia Road Flower Market, Victoria Park and Regent's Canal are all nearby, while Haggerston, Cambridge Heath and London Fields stations provide excellent connections across the capital.

Rarely does a home combine such a compelling architectural pedigree with genuine day-to-day practicality. More akin to a carefully considered architect-designed house than a conventional apartment, it offers a distinctive living experience in one of East London's most desirable neighbourhoods.

Tenure: Freehold
Lease Length: N/A
Service Charge: N/A
Ground Rent: N/A
Parking: Off Street Parking
Local Authority: Hackney Council
Council Tax Band: E

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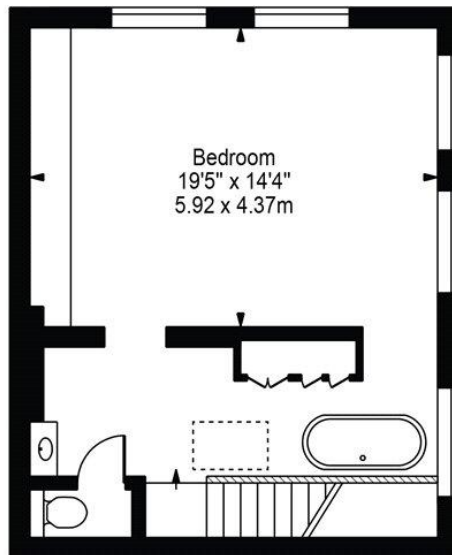
Queensbridge Road

Approx. Total Internal Area 1101 Sq Ft - 102.29 Sq M

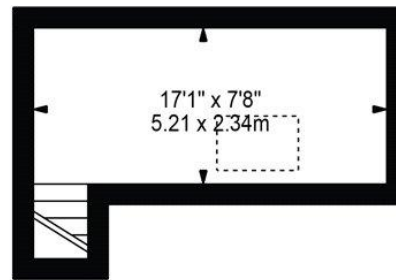
(Including Mezzanine)

Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M

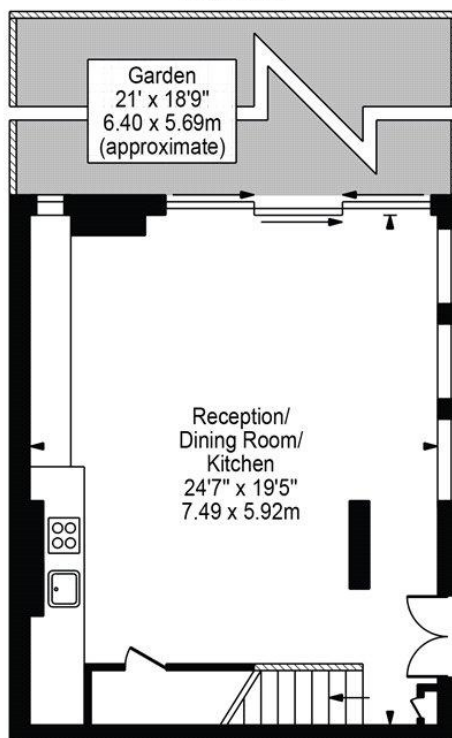
(Excluding Mezzanine)



First Floor



Mezzanine



Ground Floor

For Illustration Purposes Only - Not To Scale

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