



Bethnal Green Road E2

Leasehold
2 Bed 2 Bath
1076 sqft (approx)

This characterful two-bedroom apartment is set within St James Court, a handsome Grade II-listed converted church on Bethnal Green Road. Arranged across approximately 1,076 sqft, it combines generous proportions, excellent ceiling heights and a successful separation between the bedroom and living spaces.

- Modern home within converted church
- Dual aspect
- Split level



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Occupying the raised-ground floor, the principal living level has impressive ceiling height and excellent natural light from large bay windows to the front. A separate kitchen provides a more traditional distinction between cooking and entertaining, while the scale and proportions of the building give the space a strong sense of volume.

Two well-proportioned double bedrooms occupy the ground floor. The principal bedroom is particularly generous, while the rear bedroom opens onto a small private lightwell courtyard. Two bathrooms complete this level, including an en suite shower room and separate main bathroom. There is also a particularly convenient utility/laundry room off the main bedroom.

St James Court occupies the converted Church of St James the Great, designed by architect Edward Blore, best known for his work on Buckingham Palace, St James's Palace and Windsor Castle. Constructed in red brick with stone dressings, handsome gables and ecclesiastical detailing, the building retains a distinctive presence on Bethnal Green Road. Reggie Kray and Frances Shea were married here in 1965, in a wedding famously photographed by David Bailey.



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Access is via a communal entrance courtyard with mature planting, while secure bicycle storage is also available.

Bethnal Green is rich in architectural and social history. Immediately outside stands a Grade II-listed K2 telephone box designed by Giles Gilbert Scott, while opposite is the celebrated E Pellicci, itself Grade II listed.

Columbia Road, Redchurch Street and Arnold Circus are all nearby, alongside green spaces including Weaver's Fields, Bethnal Green Gardens, Haggerston Park and London Fields. Victoria Park and the Regent's Canal are also within walking distance.

Transport connections are excellent, with Bethnal Green Underground and Overground stations nearby, while Whitechapel provides Elizabeth, District and Hammersmith & City line services. The City, Liverpool Street, Shoreditch and Old Street are all readily accessible on foot or by bicycle.

Tenure: Leasehold

Lease Length: 150 years and 11 months

Service Charge: £4,776 per annum (approx.)

Ground Rent: £150 per annum (approx.)

Parking: Off Street Parking

Local Authority: Tower Hamlets

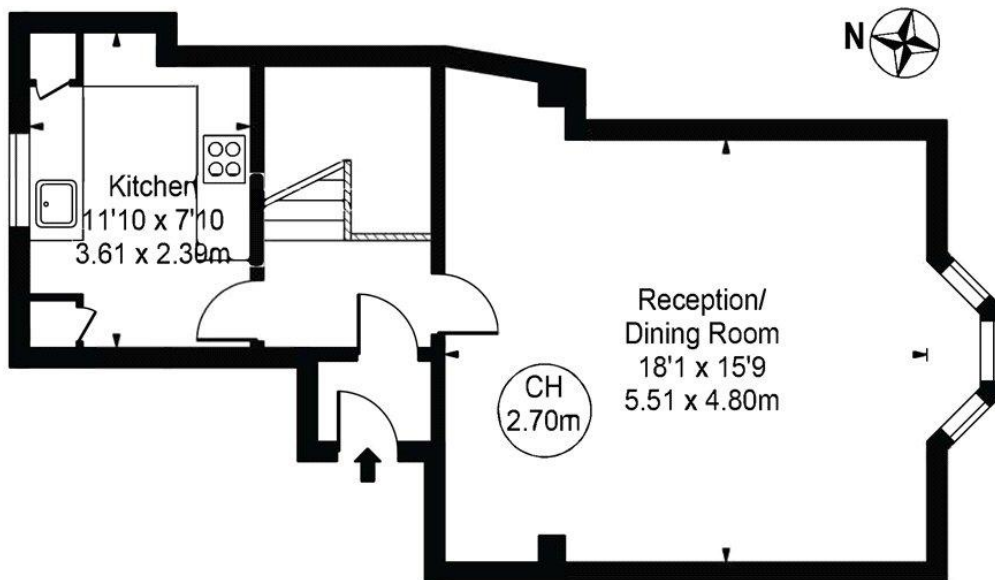
Council Tax Band: C

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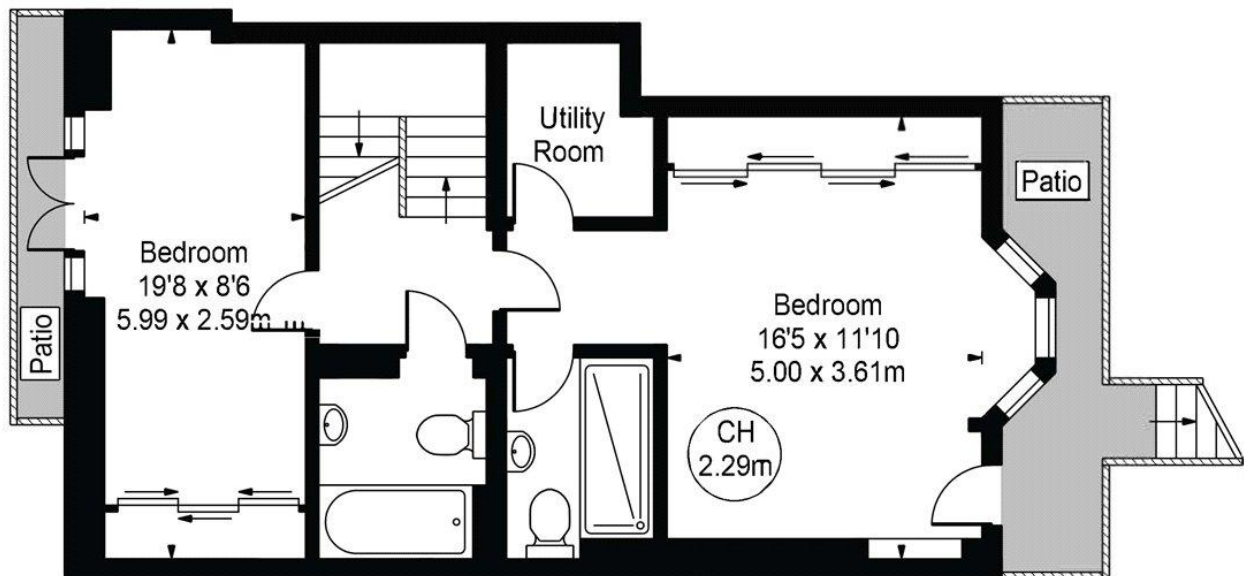


St. James Court

Approx. Gross Internal Area 1076 Sq Ft - 99.97 Sq M



Raised Ground 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.