

# Sovereign Mews, Pearson Street, London, E2 8ER

5 Beds| 2 Baths| 1 Reception Rooms |Asking Price £1,000,000

EPC C

STIRLING ACKROYD

# Sovereign Mews, Pearson Street, London, E2 8ER

## 5 Beds | 2 Baths | 1 Reception Rooms

## Asking Price £1,000,000

Set within the sought-after Sovereign Mews development, this impressive five-bedroom townhouse offers approximately 1,411 sq ft of well-proportioned accommodation arranged over four floors, complemented by a private rear patio, communal gardens and gated residents' parking.

The ground floor is centred around a generous open-plan kitchen and reception room, with direct access to the private patio and communal gardens beyond. The first floor provides two bedrooms and a well-appointed family bathroom with walk-in shower, while the second floor offers a further two bedrooms and a second family bathroom with bath. The top floor is dedicated to a fifth bedroom, with excellent additional storage within the eaves.

The property also benefits from access to gated residents' parking, available on a first-come, first-served basis. Offered on a freehold basis, the property also comes with a shareholding in the company responsible for managing the wider mews development. An annual charge of approximately £1,000 covers the upkeep of the communal gardens, parking areas and gated entrance.

Sovereign Mews is situated within the Kingsland Conservation Area, just moments from Hoxton Overground station, which provides services on the Windrush line towards Highbury & Islington and south London, including New Cross, Clapham Junction, Crystal Palace and West Croydon. The vibrant Shoreditch Triangle, Columbia Road and Haggerston Park are all within easy walking distance, with an excellent selection of cafés, restaurants, bars and independent shops close by.







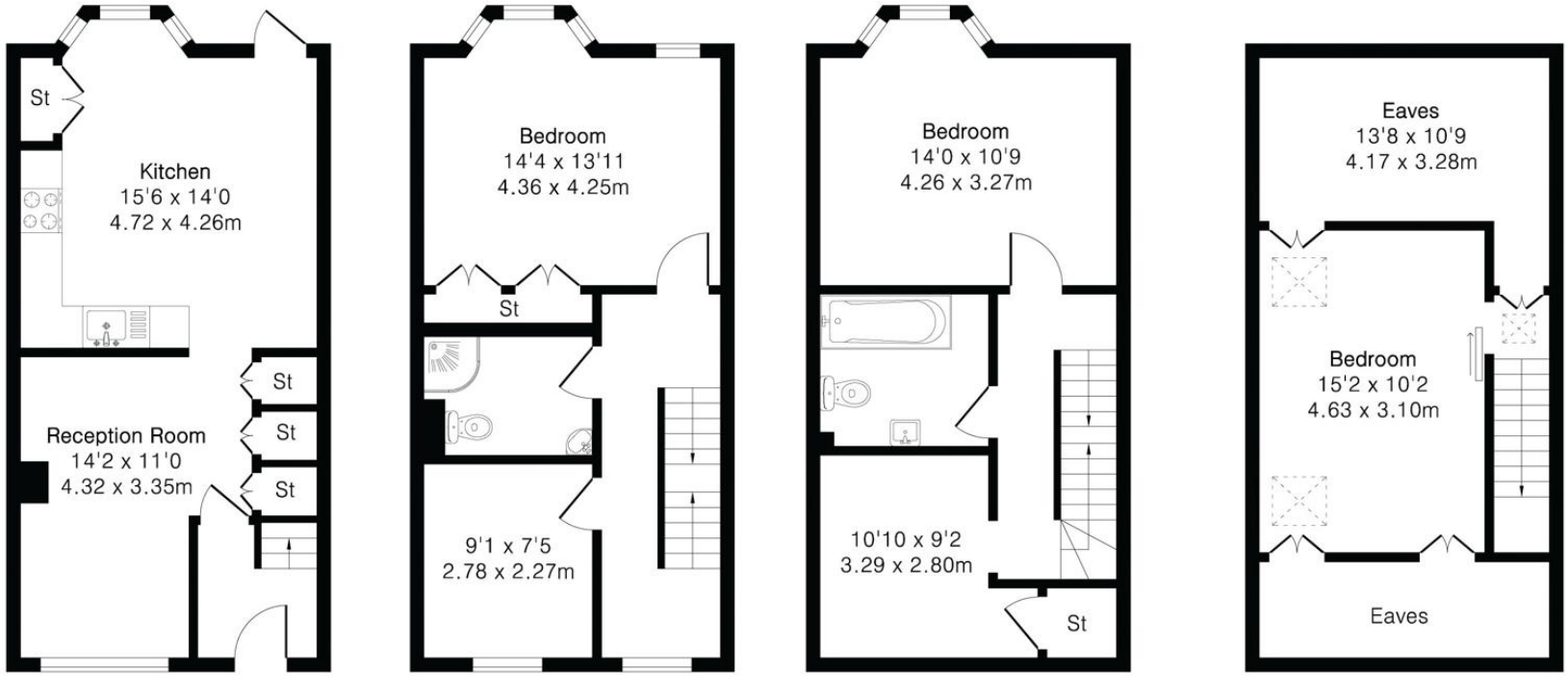






# Approximate Gross Internal Area 1411 sq ft - 129 sq m

Ground Floor Area 404 sq ft – 37 sq m
First Floor Area 404 sq ft – 37 sq m
Second Floor Area 404 sq ft – 37 sq m
Third Floor Area 199 sq ft – 18 sq m




Ground Floor | First Floor | Second Floor | Third Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STIRLING ACKROYD






**Viewing arrangement by appointment**

**0203 911 3660**

**sa-shoreditchsalesstaff@lrg.co.uk**

40 Great Eastern Street, EC2A 3EP

**stirlingackroyd.com**

STIRLING ACKROYD