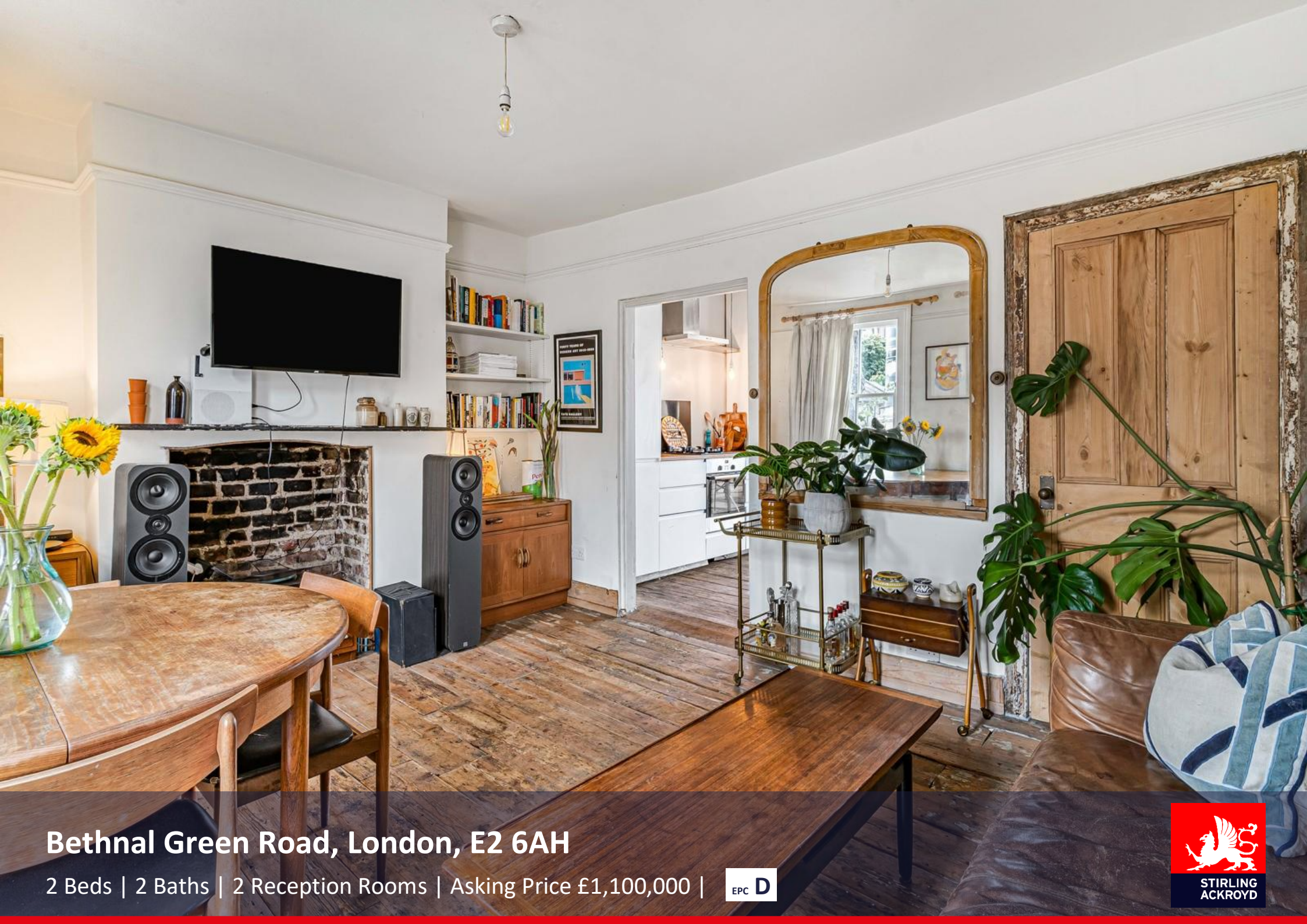


Bethnal Green Road, London, E2 6AH

2 Beds | 2 Baths | 2 Reception Rooms | Asking Price £1,100,000 | EPC D

STIRLING ACKROYD

Bethnal Green Road, London, E2 6AH

2 Beds | 2 Baths | 2 Reception Rooms |

Asking Price £1,100,000

An exceptional opportunity to acquire the freehold of this unique three-storey property, combining a beautifully presented two bedroom maisonette with a separate commercial space on the ground floor. Ideally positioned on the vibrant Bethnal Green Road, the property offers an exciting blend of contemporary interiors, original features and versatile accommodation.

The residential maisonette is accessed via its own private entrance from Bethnal Green Road. Arranged across the upper floors, the accommodation has been thoughtfully designed with a warm Scandinavian-inspired feel, complemented by original wooden floorboards, timber panelling and an abundance of natural light.

The first floor is centred around a generous reception room, featuring exposed brickwork within the original fireplace, beautiful wooden floorboards and large sash windows overlooking Bethnal Green Road. The adjoining kitchen has been finished with sleek white cabinetry and opens directly onto a private terrace via French doors, creating a bright and sociable space.

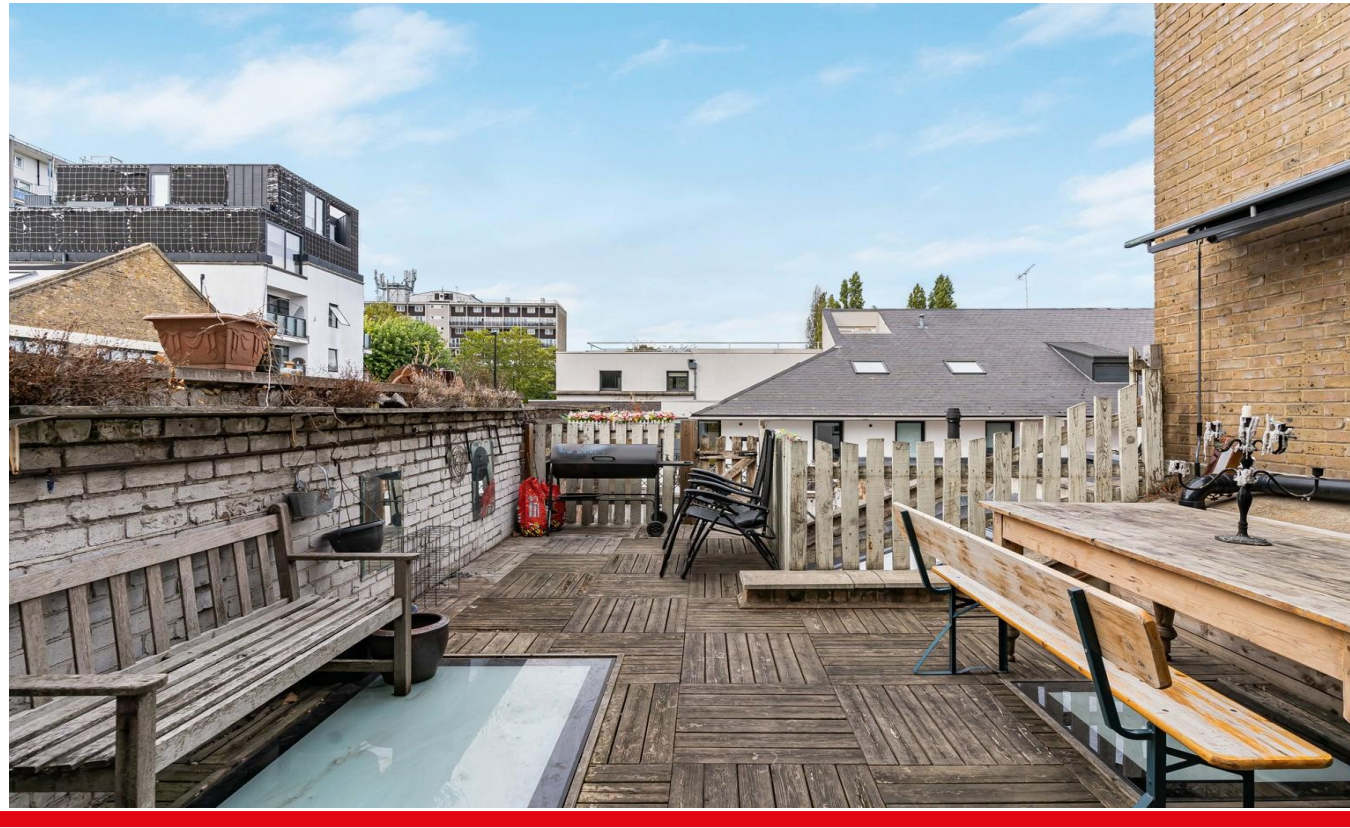
The second floor provides two well-proportioned bedrooms. The principal bedroom enjoys views over Bethnal Green Road, while the second bedroom overlooks the rear terrace and neighbouring gardens, offering a quieter outlook. A cleverly concealed shower room and separate WC are also located on this floor.

The uppermost floor provides a charming loft space with exposed original beams and Velux windows, creating a characterful additional area with excellent natural light. This versatile space could lend itself to a home office, studio or guest room.

The ground floor comprises a separate commercial space, accessed directly from the shop frontage on Bethnal Green Road. The main area benefits from floor-to-ceiling glazing, providing excellent natural light and a flexible open-plan space that can be adapted to suit a variety of uses, subject to the necessary permissions.

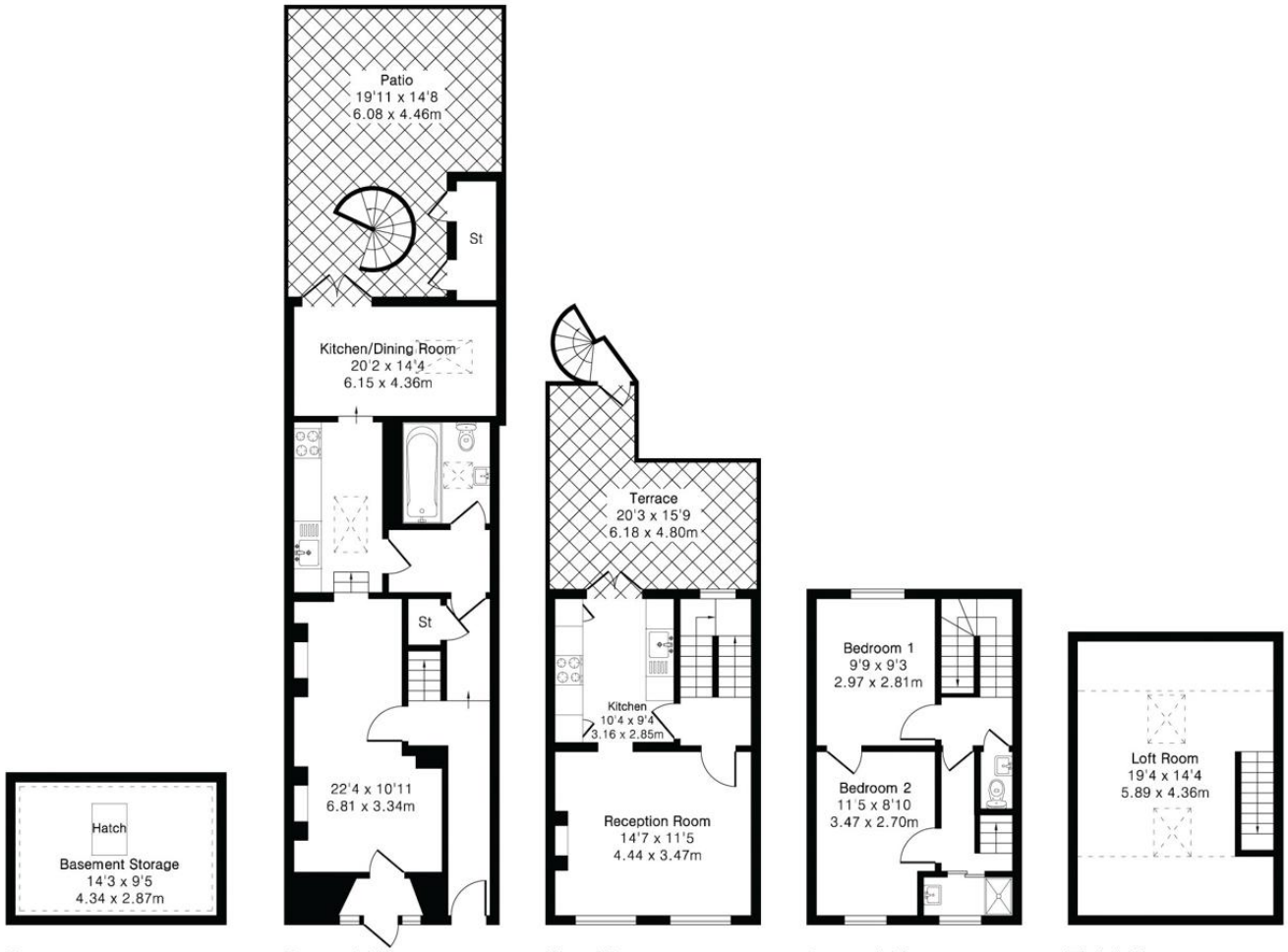
To the rear is a functional office, a stylish galley kitchen with chalky green cabinetry and an additional room, alongside a recently renovated bathroom with bath, overhead shower, vanity unit and WC.





Approximate Gross Internal Area 1643 sq ft - 153 sq m

Basement Area 134 sq ft – 12 sq m
Ground Floor Area 623 sq ft – 58 sq m
First Floor Area 309 sq ft – 29 sq m
Second Floor Area 309 sq ft – 29 sq m
Third Floor Area 268 sq ft – 25 sq m



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

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