Wadeson Street, London, E2 9DP

2 Beds| 2 Baths| 1 Reception Room |Asking Price £625,000

EPC B

STIRLING ACKROYD

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Asking Price £625,000

Set above the atmospheric cobbles and warehouse façades of Vyner Street - long established as one of East London's most creative corridors - this two bedroom, two bathroom apartment with a balcony forms part of a contemporary development completed around a decade ago. Though accessed via Wadeson Street, the apartment runs along and looks directly onto Vyner Street itself. Full-height windows and an accompanying balcony offer a rare vantage over a neighbourhood defined by art, design and multicultural energy.

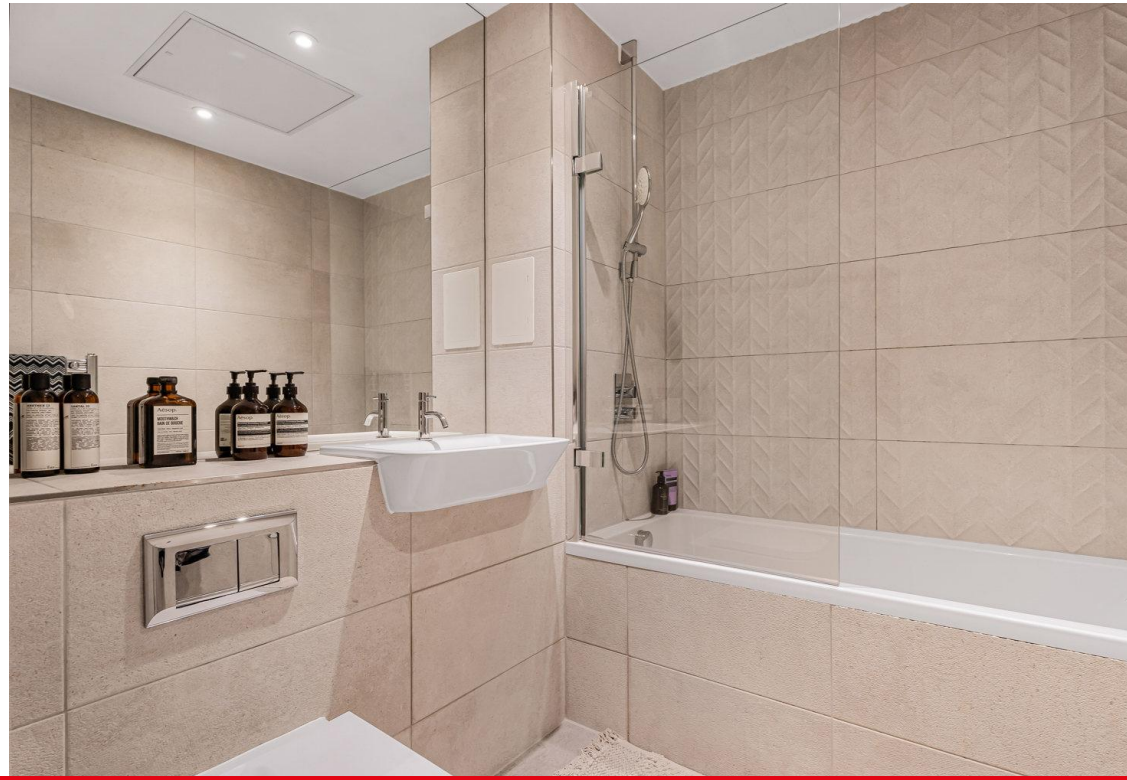
Inside, the generous open-plan living space forms the heart of the home, with brickwork and tiles in a muted palette reflecting the area's industrial heritage. The kitchen sits neatly to one side, while the windows invite consistent light across the room. In-built Bosch appliances are included. The principal bedroom includes an en-suite WC and shower room. The second bedroom is currently used as a study, creating a dedicated workspace. The layout can easily be reinstated as full two-bedroom configuration. Both bathrooms are finished in soft neutral tones, with stone-effect tiling.

All furnishings and dressings can be included in the sale if needed upon negotiation. Items include a GUBI 62 dresser, Kai Kristiansen cabinet and dining chairs, two SCP vintage rugs, a Chipperfield w102 table lamp, Soho Home armchair and lighting, a Heals bed, Modernica plant pots and grey sofa. All items are in impeccable condition are create a home that is immediately liveable.

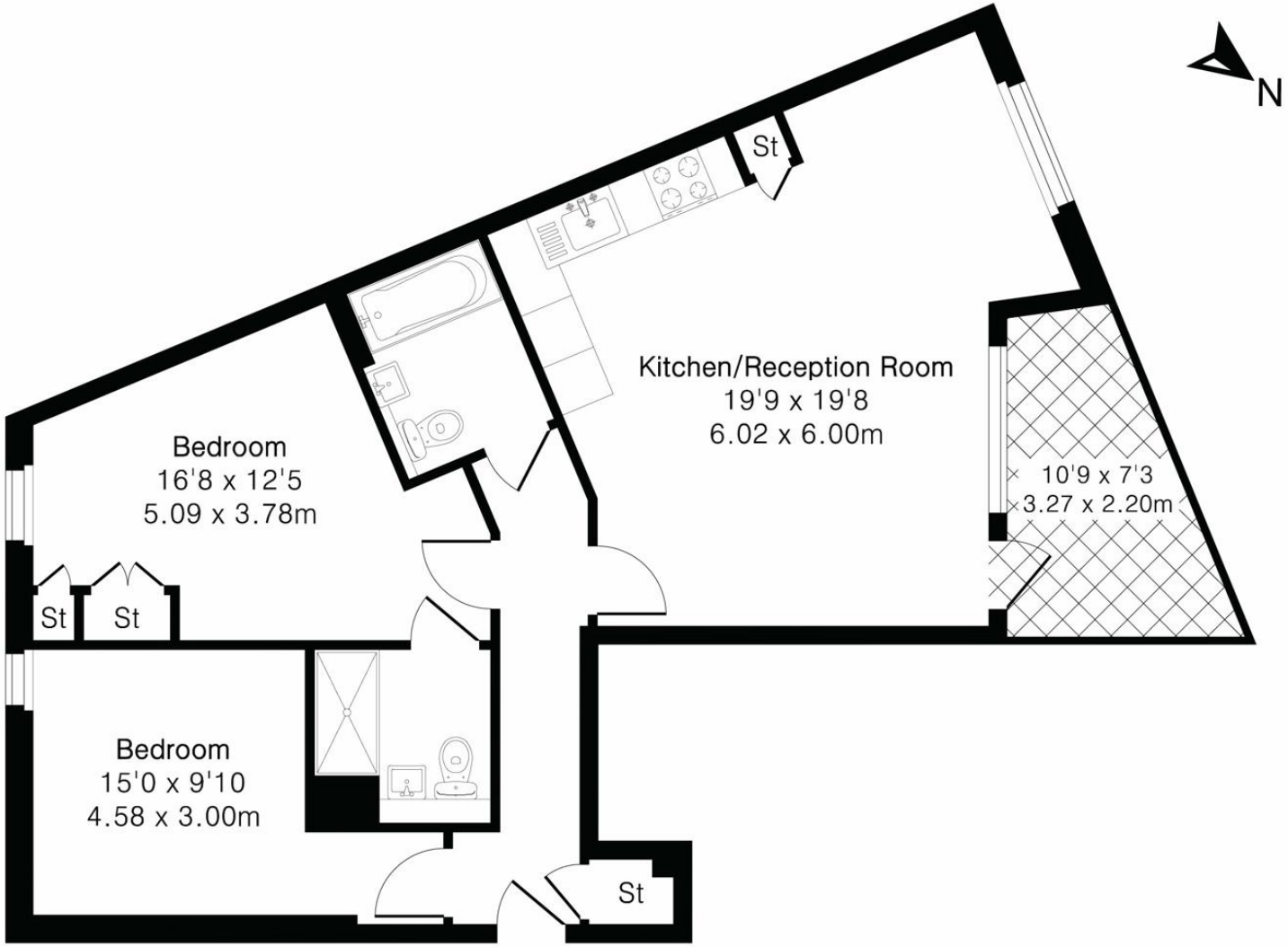
Outside, Vyner Street continues its evolution as an East London design hub, with independent studios, galleries and workshops including Bert and May, East London Cloth, and The House by MAH occupying the historic brick buildings. The canal is moments away, as are the green expanses of Victoria Park. Bistrotheque, a long-time local institution, sits a few doors along from the entrance on Wadeson Street. This is a wonderful opportunity to live in one of East London's most characterful neighbourhoods where creativity, culture and community remain deeply embedded in the everyday fabric.

114 Years remaining / £2,036 Service charge per annum / £490 Ground rent per annum

GALERIE PERROTIN
CINDY SHERMAN
DAMIEN HIRST
TAKASHI MURAKAMI
ANDY WARHOL
BASQUIAT
MAURIZIO CATTELAN
JEFF KOONS
RICHARD PRINCE



Approximate Gross Internal Area 731 sq ft - 68 sq m



Third Floor

PINK PLAN

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

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