

Easthaus



 — Guide Price £525,000

 — Maisonette

 — 2 Bedrooms

 — 1 Bathroom

 — Circa 850 sqft

Walter Besant House, E1

This bright two bedroom maisonette in Stepney Green features a large, south-west facing garden and an abundance of clever storage throughout.



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A dual-aspect maisonette is arranged over two floors, creating a layout that feels more like a house than a flat. The ground floor features a separate, well-planned kitchen with white cabinetry and integrated appliances, leading through to a generous reception room. This living space is defined by floor-to-ceiling sliding glass doors that open onto a private, south-west facing garden - a quiet, sunny spot that feels like a natural extension of the room. Throughout the entire ground floor, bamboo flooring provides a warm tone and tactile feel underfoot, creating a seamless sense of continuity between the space.



Practicality is woven throughout the plan, from the bespoke storage cupboards tucked under the stairs to the accompanying dining nook. On the half-landing, a full-height storage wall provides practical space for books or belongings without taking up room in the main living areas. Upstairs, the two large double bedrooms are finished with white wooden flooring, with the primary bedroom featuring integrated wardrobes. A sleek, contemporary bathroom completes the floor, while large windows throughout ensure the entire home is balanced and bright.

Area

The property is perfectly located on the cusp of the Carlton Square conservation area and for the amenities of Stepney Green, as well as various popular east London spots, including Bethnal Green which offers numerous bars, restaurants, and shops. The green open spaces of Meath Gardens, Carlton Square and Mile End Park as well as the Regent's Canal towpath are also close by.



Several nearby transport links allow easy access into Stratford, The City, and Canary Wharf. Stepney Green underground station provides the District and Hammersmith & City lines, which connect to the Elizabeth Line at Whitechapel just one stop west. For the Central Line, while you can travel one stop east to Mile End, Bethnal Green tube station is only a 10-minute walk away, providing a more direct alternative. A number of well-connected bus routes run from Globe Road and Mile End Road, and there are several Santander cycle stands close by. Beyond commuting, the location offers a scenic lifestyle with a short cycle or walk along the canal to Victoria Park, QE2 Olympic Park, and Broadway Market.

Details

Tenure: Leasehold circa 82 years remaining (The seller is open to discussions around a lease extension, depending on the offer accepted).
Service Charges: circa £1,892.40 pa (2024/25 figures)
Ground Rent: £10 pa
Local Authority: Tower Hamlets
Council Tax: Band C
EPC: Band C

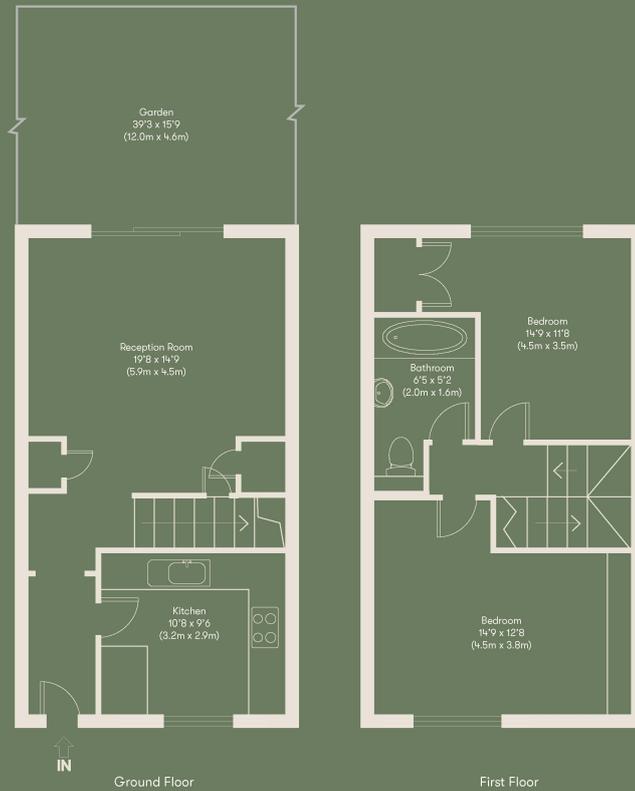


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Bancroft Road, E1
Approximate Gross Internal Area
850 sq ft (79 sq m)



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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