

Easthaus



— Offers in Excess of £775,000



— Apartment with Share of Freehold



— 2 Bedrooms



— 2 Bathrooms



— Circa 860 sqft

Bath House, Dunbridge Street E2

Originally built in 1899, Bath House is an impressive Grade II Listed Victorian conversion, forming part of a highly regarded gated development of 51 homes in the heart of Bethnal Green. Set within beautifully maintained communal grounds, this two-bedroom apartment is widely considered one of the finest examples within the development, offering a refined blend of period character and modern upgrades. Notable features include a dual east-to-west aspect, soaring 3m ceilings, exposed brickwork, large timber casement windows, a demised off-street parking space and a share of the freehold.



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The apartment extends to circa 860 sq ft and is arranged around a generous open-plan living space, where a feature exposed brick wall sets the tone. The layout has been cleverly zoned to allow for separate areas to relax and dine, making it as practical as it is stylish. The kitchen was refurbished in 2020 and designed by renowned kitchen specialists John Lewis of Hungerford, incorporating ample storage, a subway tile splashback and a central butcher's block island unit.

Engineered wood flooring runs through the main living space and hallway, while underfloor heating has been installed throughout. All windows are double glazed, with additional secondary glazing fitted in both bedrooms to improve both soundproofing and thermal efficiency. There are two well-proportioned double bedrooms, each benefitting from vaulted ceilings. One is complemented by a fully tiled en-suite shower room, while the second includes fitted wardrobes. A contemporary main bathroom serves the rest of the home, and further hallway storage provides space for essentials, with the washing machine neatly housed within.

Positioned on the ground floor and set within the central courtyard, the apartment also benefits from an element of demised outdoor space. The current owners have made the most of this, placing a table and chairs outside the window within the communal walkway and courtyard setting — a sunny spot that works perfectly for a morning coffee or evening glass of wine.

Area

Tucked away on the quiet residential stretch of Dunbridge Street, the apartment sits in an enviable position on the ever-popular Bethnal Green and Shoreditch borders. This vibrant pocket of East London is packed with independent cafés, destination restaurants, characterful bars and standout boutiques, with Columbia Road, Hackney Road, Brick Lane, Redchurch Street and Spitalfields all close by. A couple of local favourites include Breid Bakery, located just across the road and known for its exceptional sourdough, coffee and cakes, as well as The Kings Arms — a stylish yet understated Victorian pub offering a great selection of beers and a small number of much-loved pavement seats that catch the sun beautifully.

For outdoor space, Weavers Fields is just two streets away, while Victoria Park and the Regent's Canal towpath can also be reached easily on foot, offering excellent leisure and sporting amenities.

The location is ideal for commuters, with direct connections into the City, Canary Wharf, Stratford and the West End. Bethnal Green Overground is approximately 0.3 miles away, Whitechapel Station is around 0.5 miles (District, H&C and Elizabeth Line), and Bethnal Green Underground (Central Line) sits roughly 0.6 miles from the property. Multiple bus routes run nearby from Vallance Road and Bethnal Green Road, and several Santander Cycle docking stations are conveniently positioned in the surrounding streets.



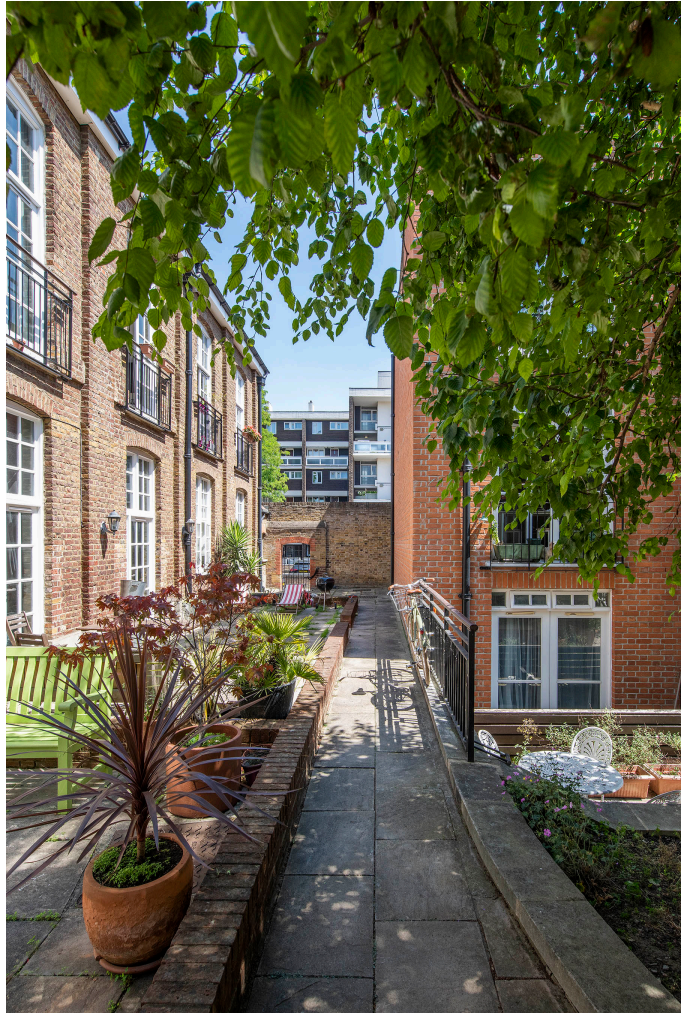
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Approximate Gross Internal Area
860 sq ft (80 sq m)



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.ojphoto.co.uk

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