

Easthaus



— Guide Price £625,000



— Apartment with private balcony



— 2 Bedrooms



— 1 Bathrooms



— Circa 735 sqft

Keeling House, Claredale Street, E2

A duplex apartment set on the 8th and 9th floors of sought-after Keeling House - a stunning example of a Brutalist residential building with a Grade II* Listed status in acknowledgment of its architectural significance. Built circa 1954, Keeling House was designed by one of Britain's great architects - Denys Lasdun. The building was given a Grade II* listing in 1993 and the building was renovated by Munkenbeck + Marshall architects in 2001. Approached via a set of secure gates, the building is manned by superb day porter Graham. Keeling House has a communal courtyard with two water features, secure cycle storage and car parking area (undesigned). There is lift access, with each floor further secured with individual floor door codes.



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Area

Located on the borders of Bethnal Green and Hackney, this home is ideally located for all the coffee shops, acclaimed restaurants, bars and independent retailers of the surrounding area. Easthaus favourite Ozone on Emma Street is just around the corner and an amazing breakfast spot; The Common on Old Bethnal Green Road serves delicious coffee and cakes, and The Marksman on Hackney Road cooks up a superb Sunday lunch and is just a short walk away. The property is within easy reach of Broadway Market and The Regents Canal. Columbia Road, Haggerston Park and Hackney City Farm, as well as Victoria Park and London Fields. The property is circa 0.4 miles from Bethnal Green (central line), and Cambridge Heath (overground) is approximately 0.2 miles away.



Interior

Redecorated by the current owners in 2024, the interior of this home has great natural light with an east-facing aspect on the 8th & 9th floors of the building. The clean and contemporary finish offers a range of benefits including secondary glazing, fitted storage and fully remodelled bathroom. There is engineered wood flooring to the living, dining and kitchen and exposed timber floorboards in the bedrooms.

Outside Space

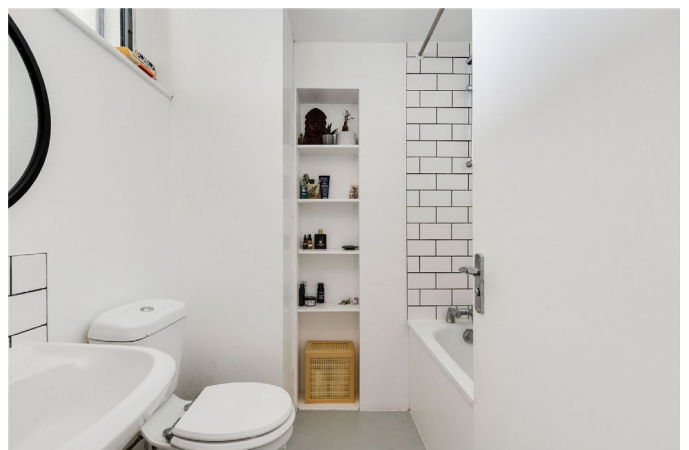
A private east facing balcony with far reaching views towards Canary Wharf.

Details

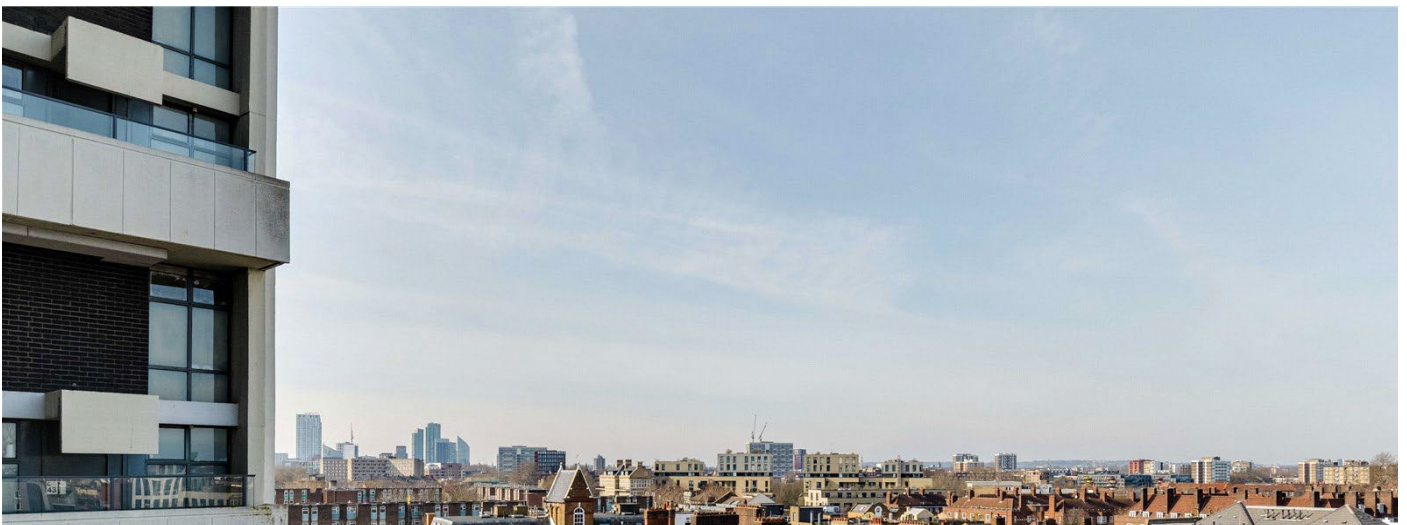
Leasehold: Circa 973 years remaining
Service Charges: Approx. £6,540 pa including a reserve fund contribution
Ground rent: £200 per annum
Council tax band: E
Local Authority: Tower Hamlets



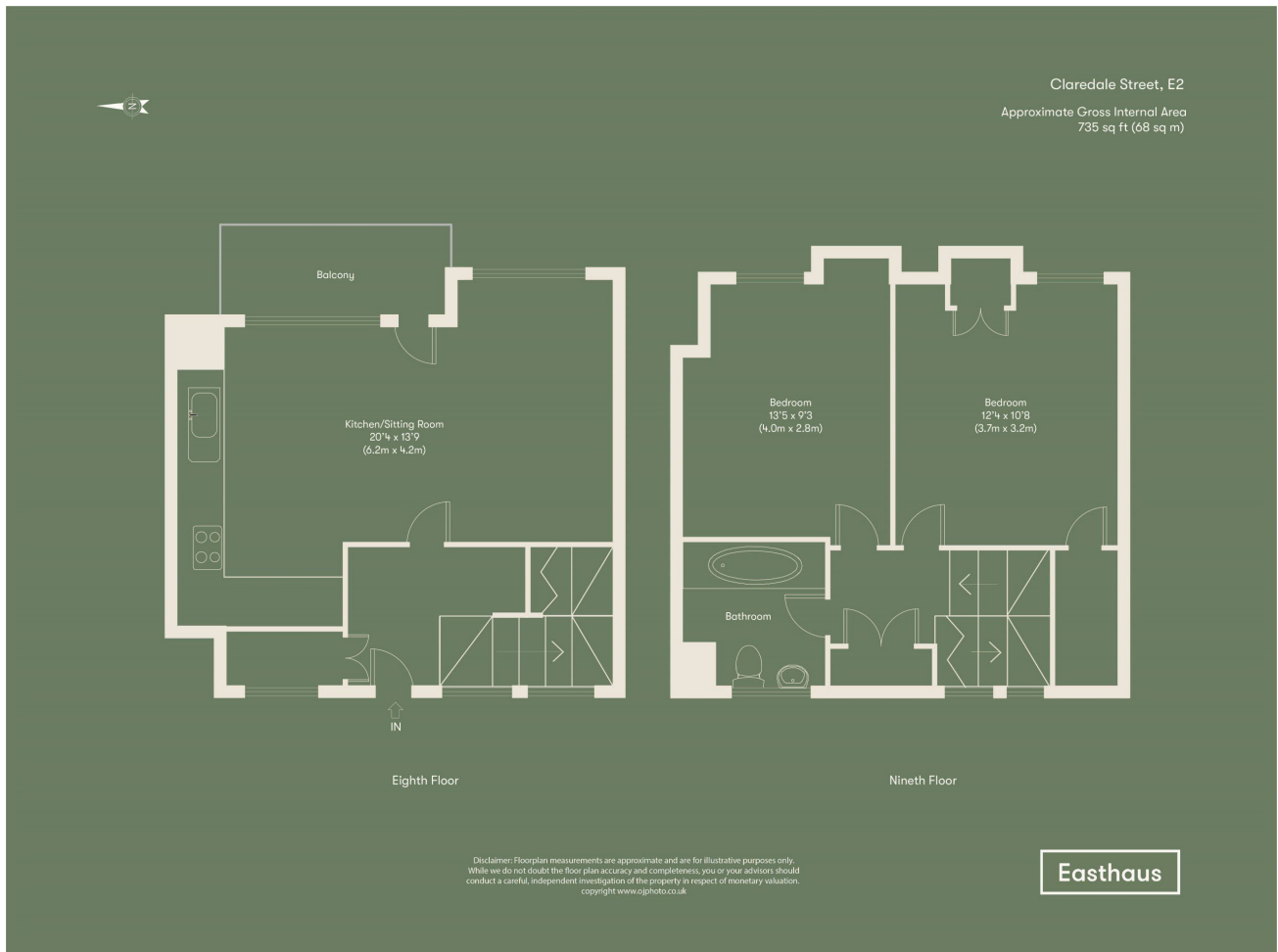
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