

Easthaus



— Asking Price £650,000



— Split Level Apartment



— 2 Bedrooms



— 2 Bathrooms



— Circa 979 sq.ft.

Keeling House, Claredale Street, E2

Located on the ground floor of the iconic Keeling House, this two bedroom split level maisonette provides a generous 979 sq.ft. of living space over three levels with the added benefit of a private decked patio and its own private entrance.

Keeling House was designed by one of Britain's greatest Modernist architects - Denys Lasdun. Built in c. 1954, the building was given a Grade II* listing in 1993 and sympathetically renovated by architects Munkenbeck + Marshall in 2001.



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The property is entered via its own front door adjacent to the communal entrance hall. Accommodation is set over three levels and comprises an inviting open plan living and entertaining space where warm tones from the oak flooring pair beautifully alongside industrial greys of the bespoke fitted kitchen with concrete countertop and Miele appliances. Huge floor to ceiling windows lead out to a sunny south easterly decked patio with sight of elm trees. This lovely outside space runs the entire length of the apartment.

There are two good sized double bedrooms, the master bedroom encompasses an en-suite shower room and WC, there is also a second family bathroom. The property has one of the largest square footages in the building, with rooms connected by a hallway featuring three-level ceiling.

Approached via a set of secure gates, Keeling House is manned by superb day porters Graham & Rais. The building has a communal courtyard with two water features, secure cycle storage and car parking area.

Area

Located on the borders of Bethnal Green and Hackney, this exceptional home is ideally located for all the coffee shops, acclaimed restaurants, bars and independent retailers of the surrounding area.

Easthaus favourites include: Ozone on nearby Emma Street, an amazing breakfast spot; The Common on Old Bethnal Green Road and The Hackney Coffee Company on Hackney Road for delicious coffee and cakes, The Marksman on Hackney Road cooks a superb Sunday lunch, and you'll find Italian excellence from Campania on Ezra street and enjoy a taste of Provence at Brawn on Columbia Road.

The property is within easy reach of Broadway Market, The Regents Canal, and Columbia Road with its renowned flower market. Haggerston Park and Hackney City Farm, as well as Victoria Park and London Fields are all easy to get to green open spaces. The property is circa 0.4 miles from Bethnal Green (central line), and Cambridge Heath (overground) is approximately 0.2 miles away.

Details

Leasehold with circa 974 years remaining
Service charges: Approx £6,980 per annum, plus a reserve fund contribution of circa £2,150
Ground rent: £200 per annum
Council Tax Band: F, Tower Hamlets
EPC Rating: F



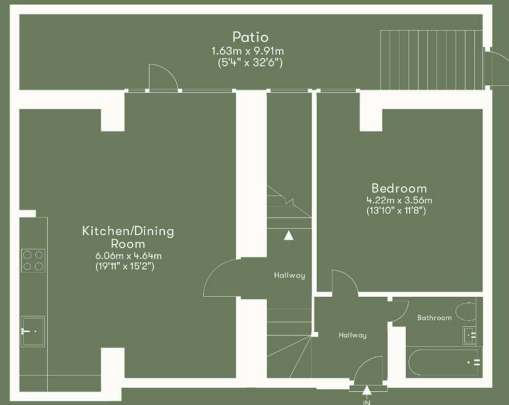
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Approximate Gross Internal Floor Area
91 sq. metres (979 sq. feet)



Ground Floor



Lower Ground Floor

Disclaimer
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