

# Easthaus



— Guide Price £1,200,000



— Terraced House



— 2 Bedrooms



— 2 Bathrooms



— Circa 1,000 sqft

## Wellington Row, London, E2

A rare opportunity to acquire a two bedroom, two bathroom house in the highly coveted Jesus Hospital Estate conservation area. This beautifully curated freehold home sits on a quiet street on the edge of the estate and perfectly blends period detailing with a thoughtful, modern layout.



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A welcoming entrance vestibule opens out into a warm and light-filled, double aspect open plan living and entertaining space, thoughtfully reconfigured by the current owners to maximise flexibility and light. A glazed extension to the rear of the dining area offers a tranquil sun room / home office space and opens out to a small patio garden perfectly positioned for both the morning and evening sun, especially through the summer months. A smartly finished galley kitchen sits adjacent to the sun room and is framed by soft pink tiling and brass accents. Full-height cabinetry and integrated appliances offer practical storage without compromising on style. Wood flooring extends across the entire ground floor, linking each space with warmth and continuity. There is also a guest shower room and WC conveniently situated to the rear of the kitchen, a rare and useful inclusion for a house of this style. Upstairs, the large principal bedroom sits at the front of the house while the second double bedroom overlooks the garden and benefits from extensive built in storage. A modern family bathroom encompasses both a bath and a separate walk in shower.

## Area

Wellington Row is a peaceful Low Traffic Neighbourhood (LTN) within sought after Jesus Green Hospital Estate with the southern end of the street running adjacent to Columbia Road and its famed Sunday flower market. It is part of very close knit community with many neighbours having lived on the street their entire lives. There is a residents association: The Jesus Green Hospital Estate Residence Association (JHERA) and also a welcoming volunteer group to help support the older community, both of which the current owners have very much enjoyed being involved in.

The unique character of the estate alongside its strong sense of community gives the area a distinct village like feel whilst remaining in walking distance the City. The surrounding area is brimming with independent coffee shops, acclaimed restaurants, quirky bars and exclusive retailers, notably on Columbia Road, Hackney Road, Brick Lane, Redchurch Street and Broadway Market. As well as Jesus Green itself, the property is within easy reach of the green open spaces of both Haggerston Park and Hackney City Farm and close to London Fields and Victoria Park. Nearby transport links include Hoxton Overground Station (0.6 miles), Shoreditch High Street Overground Station (0.6 miles) and Bethnal Green Underground Station (0.7 miles). Liverpool Street Station is 1.2 miles and can be easily reached on foot or by train.

## Details

Tenure: Freehold

EPC rating: D

Council tax band: E, Tower Hamlets





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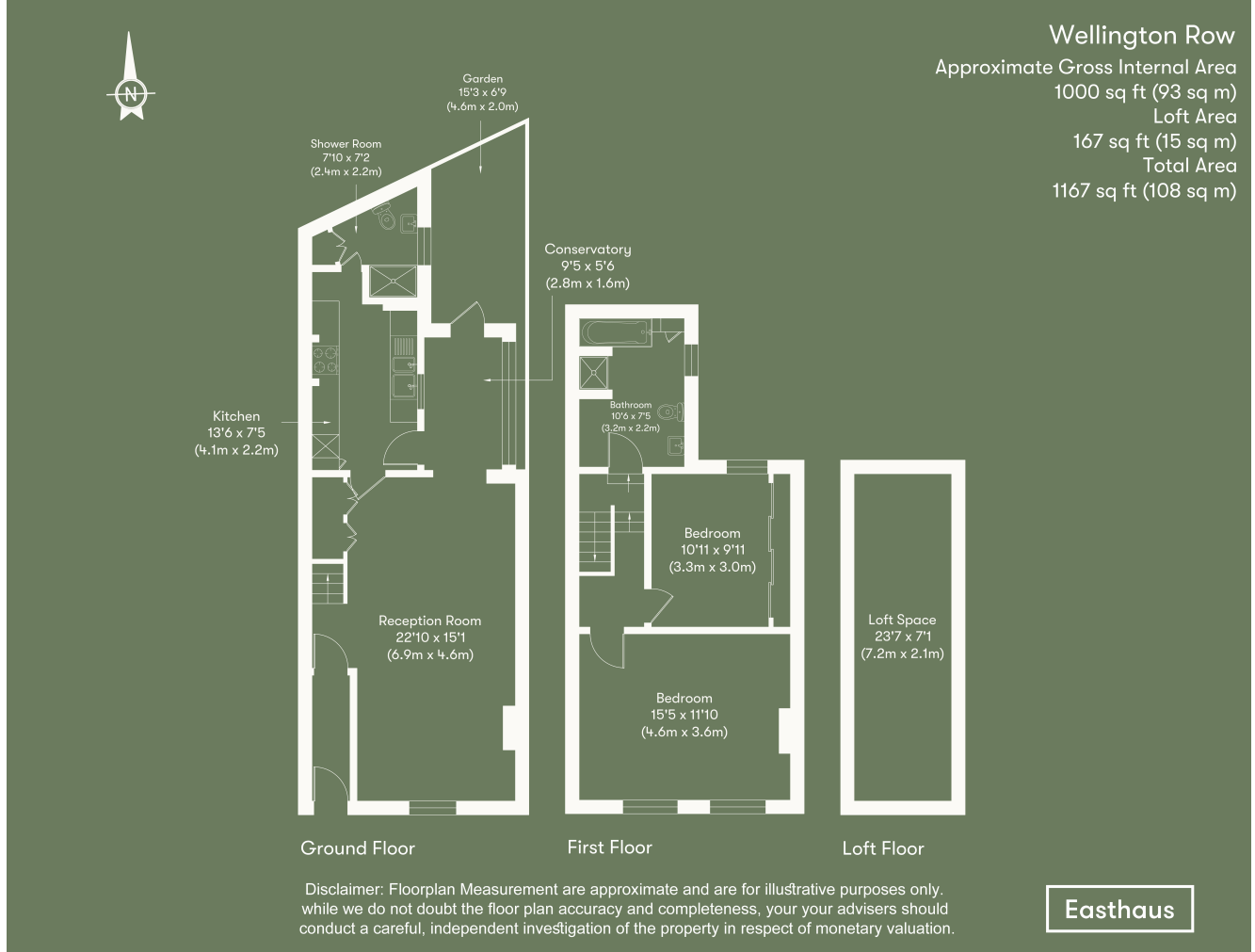


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