



— Guide Price £600,000 - £625,000



— First Floor / Second Floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 760 sqft

Keeling House, Claredale Street, Bethnal Green, E2

A charming 2 bedroom split level apartment with private south west facing balcony set on the ground and first floors of the iconic Keeling House in Bethnal Green.

The apartment comprises an entrance hallway with large utility cupboard, the kitchen / dining and entertaining space is open plan with a private south west facing balcony. Upstairs there is a further hallway storage cupboard, two double bedrooms and a family bathroom which has been recently refurbished with green subway tiles and matt gold finishes. The apartment also benefits from secondary glazing throughout.



Easthaus



Recent external works to the building were completed in 2024, with costs fully covered by the current owner.

Designed in the 1950s by famed modernist architect Denys Lasdun (also behind the National Theatre), Keeling House was recognised for its architectural significance with a Grade II* Listed status in 1993, the building was then sympathetically restored in 2001 by Munkenbeck + Marshall and remains one of the area's most sought-after residential landmarks.

Securely accessed via gated entry and with the warm welcome of long-standing daytime porters Graham and Rais, the communal spaces here feel both cared for and quietly impressive. The ground-floor courtyard features tranquil water gardens, secure bike storage, and lift access to all floors—with additional security via coded entry to each individual floor granting access just three other flats on this level. Residents also benefit from access to a secure car park.

Area

Ideally located between Bethnal Green and Hackney, you're surrounded by some of East London's best independent cafes, bars and restaurants. Easthaus favourites include Ozone on Emma Street, a firm favourite for brunch, The Common (Old Bethnal Green Road) for coffee and pastries, and The Marksman (Hackney Road) for an excellent Sunday roast. Rogues on Hackney Road is a beautiful neighbourhood restaurant and wine bar with a daily changing seasonal menu. Broadway Market, Columbia Road, and Regent's Canal are all within easy strolling distance, with the green open spaces of Victoria Park and London Fields nearby.

The area is exceptionally well connected, with Cambridge Heath Overground just 0.2 miles away and Bethnal Green Underground (Central Line) within 0.4 miles. Whitechapel Station is also close by, offering access to the District, Hammersmith & City, Overground, and the Elizabeth Line- providing swift connections across Central London, Heathrow, Canary Wharf and beyond.

Details

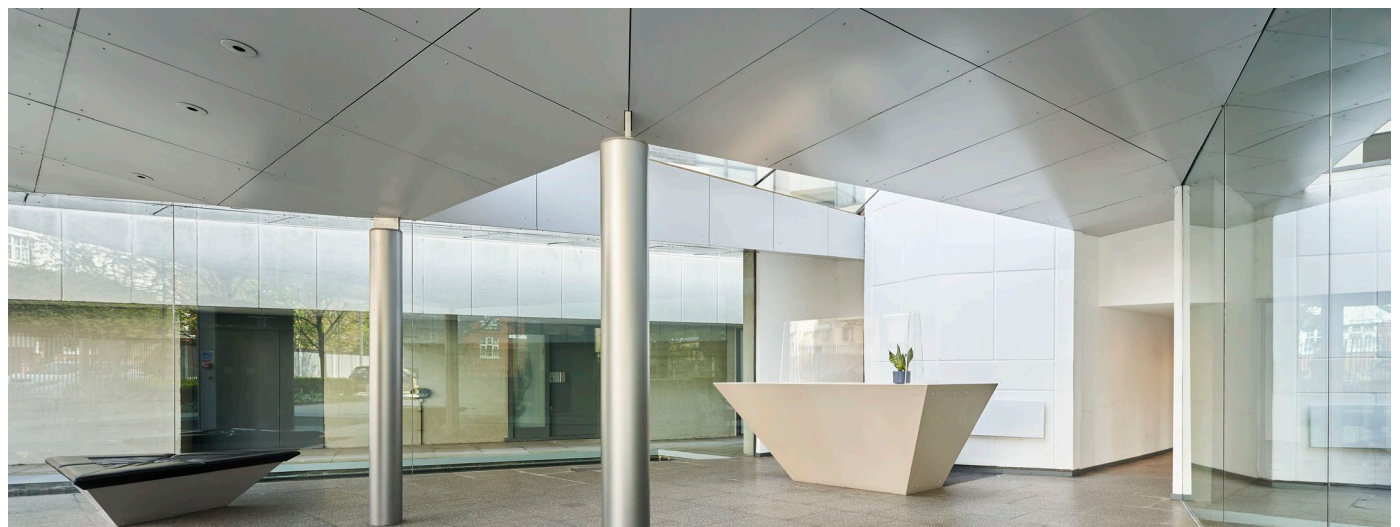
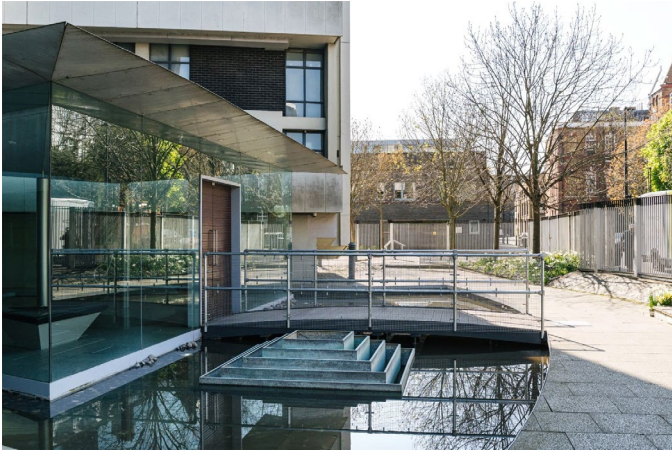
Leasehold with circa 973 years remaining
Service Charges: Approx. £5,000 pa (the building benefits from RTM)
Reserve Fund Contribution: Circa £1,540pa (the building benefits from RTM)
Ground rent: Circa £200 per annum
Council Tax Band: E, Tower Hamlets
EPC Rating: E



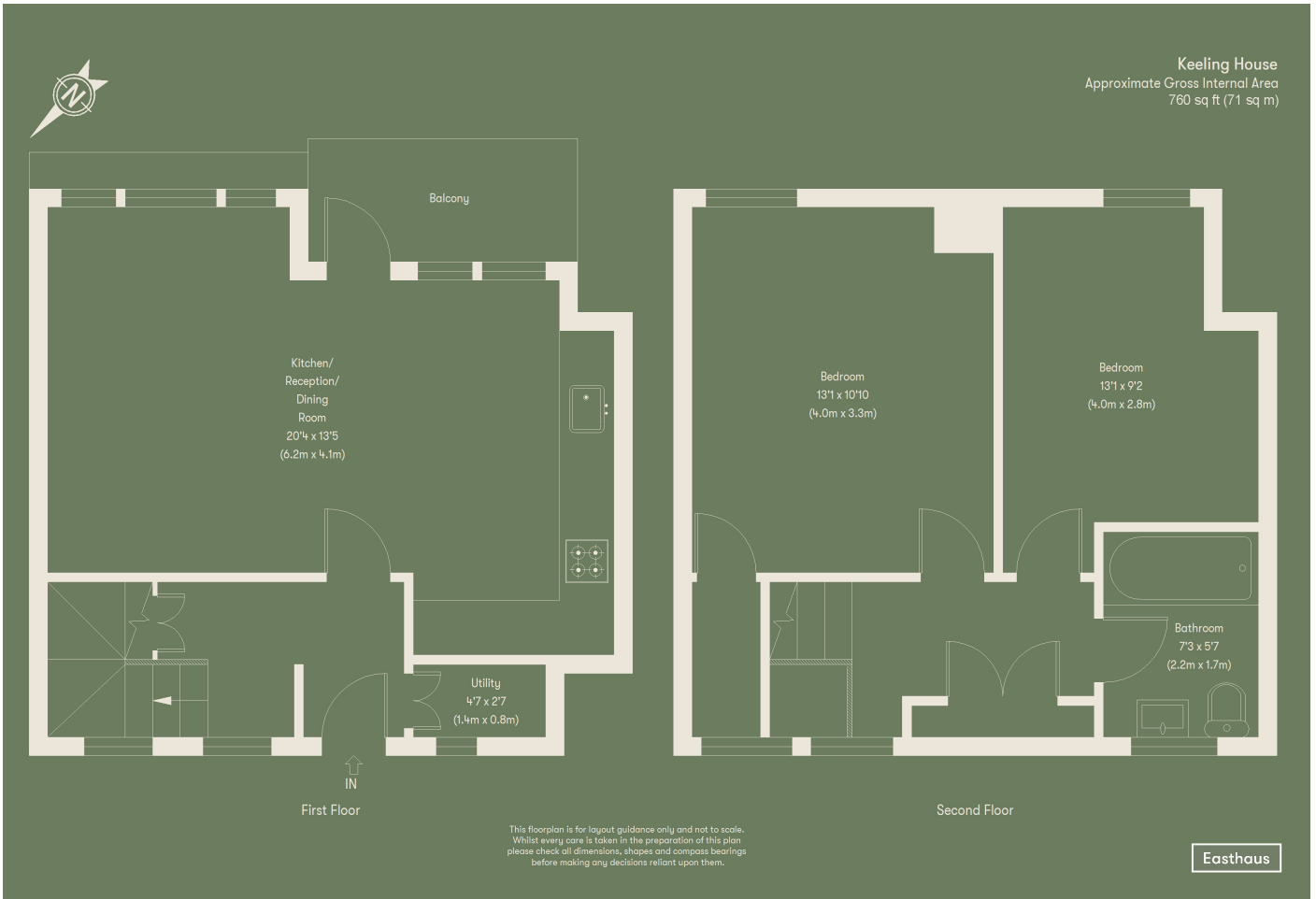
Easthaus



Easthaus



Easthaus



Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s). 2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated 10th June 2025. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

