



Welwyn Street, London, E2

BUTLER & STAG



**Price Guide £350,000 - £375,000**  
**Set within this handsome baroque style Mansion Block which was built in the 19th Century as a tenement block for casual day labourers, is this characterful one-bedroom residence.**



## Share of Freehold

- Globe Road Conservation Area
- Characterful One Bedroom Residence
- Share Of Freehold
- Community Spirited Development
- Active Resident Association
- Baroque Style Mansion Block
- Second Floor
- Communal Courtyard
- 150m To Bethnal Green Tube Station
- Victoria Park Close By

Situated on the second floor the apartment itself holds a plethora of period features including multi-pane wooden sash windows, high ceilings, stripped floor boards and external wrought iron railings. The property is comprised of a bright reception room which has a beautiful oversized sash window allowing a wealth of natural light in to the room, a bespoke fitted kitchen boasting hardwood cabinetry, a one piece stainless steel inserted sink and brick laid tile splash backs. The main bedroom is well-proportioned in its size and rounding off the property is the bathroom which is fully tiled and stylish in design. The property also has the added benefit of outside space in the form of shared courtyard gardens.

Shepton House is located in the heart of the Globe Road Conservation area which is defined by a generally homogeneous group of late Victorian dwellings. These distinguished nineteenth century survivals of small two storey red-brick terraces flank the eastern edge of Globe Road (north of Gawber Street) and further east, along Gawber Street and Moravian Street. They are constructed in red brick, with rendered panels under segmental relieving arches. The consistency of detail in the timber sash windows, doors and roof materials all contribute to the coherent character of the area. South of Gawber Street are larger dwellings of 19th century mass housing including the 4 to 5 storey blocks of Merceron, Gretton, Eversham, Shepton and Mendip House. Located at Globe Road and Kirkwall Place, Mendip House (1900) with square corner towers and gables complements the Globe Primary School.

Shepton House borders the award-winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Camel Pub which is a lovingly restored, cosy Victorian boozer - formally a wartime community centre for

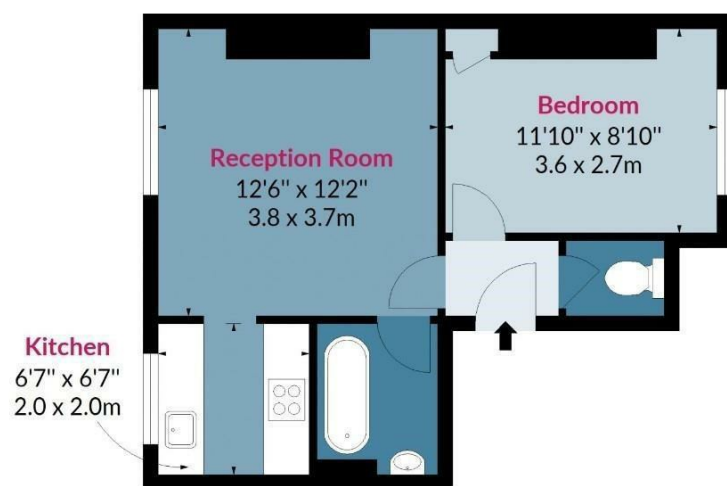




## Shepton Houses, E2

Approx. Gross Internal Area 378 Sq Ft - 35.12 Sq M

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## Second Floor

Floor Area 415 Sq Ft - 38.5 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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