



Gathorne Street, London, E2

BUTLER & STAG



Guide Price £675,000 - £700,000
A rare opportunity to own a piece of East London history in one of the first Victorian school conversions in the area. Nestled behind Mile End Park and Regents Canal in Bethnal Green, Bow Brook House seamlessly blends character, space, and modern urban living.



Leasehold - Share of

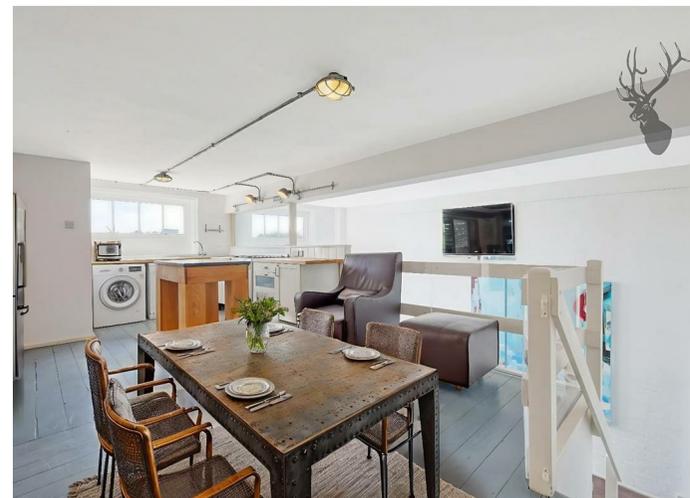
- Duplex Victorian School Conversion
- 1000 Sq/Ft Internal Living Space
- Gated Allocated Parking Space
- Two Bedrooms
- Share Of Freehold
- Mezzanine Level Kitchen Diner
- Gated Development / Roof Top Garden
- Mile End & Victoria Park A Short Walk Away

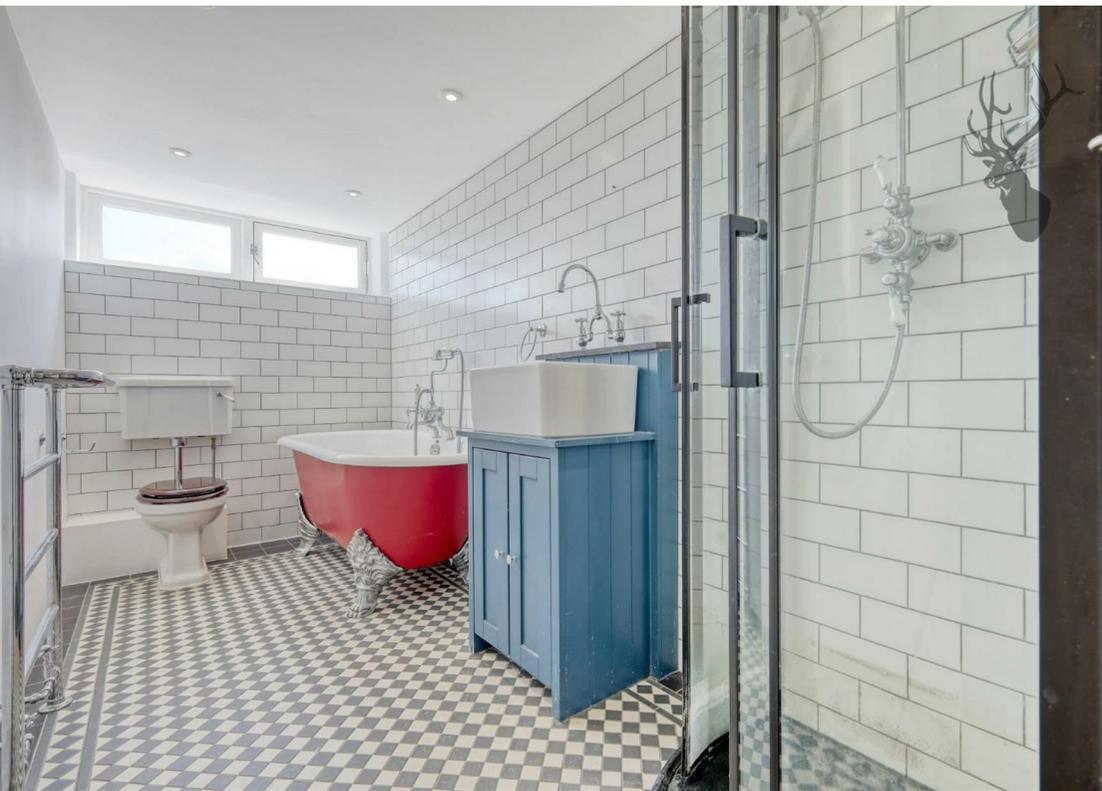
Spread across two generous levels and spanning over 1,000 Sq/Ft, this beautifully presented two-bedroom duplex boasts soaring double-height ceilings and striking original features, including exposed brickwork that echoes the building's heritage.

The open-plan living space is bright and airy, perfect for entertaining or unwinding, while the mezzanine-level kitchen diner adds a unique architectural dimension. The property benefits from an abundance of natural light and a distinctive sense of volume and flow.

Additional features include an allocated parking space, a rarity in this location, and access to a communal rooftop garden offering stunning panoramic views across the city skyline—ideal for enjoying summer evenings.

Perfectly situated in vibrant Bethnal Green with excellent transport links, local amenities, and the cultural richness of East London on your doorstep, this home offers a truly unique living experience in a historic setting. Bow Brook House is a moments walk from 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.





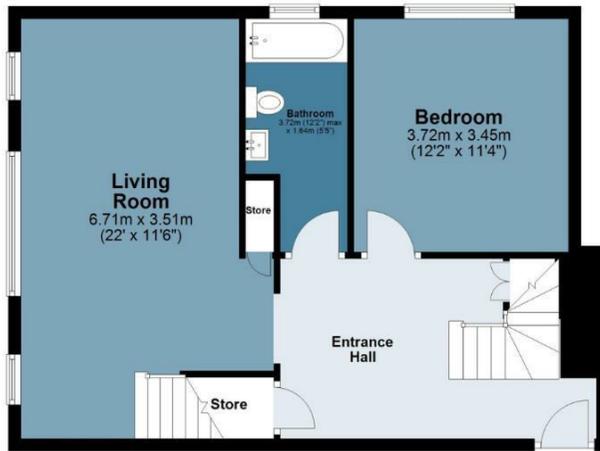
Bow Brook House

Approx. Gross Internal Area 101.8 sq. metres (1096.2 sq. feet)



Third Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



Mezzanine

Approx. 41.1 sq. metres (442.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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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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