



Gascoigne Place, London, E2

BUTLER & STAG



Situated on one of the very few remaining cobbled streets in East London and forming part of this charming residential enclave, is this three-storey, mid-19th century, three-bedroom house. Located within an easy walk of both Columbia Road and Old Spitalfields Market you are home to a community of one off markets plus a mix of independent local stores and restaurants to discover.



Freehold

- Charming Residential Enclave Situated on Charming Cobbled Street
- Three Bedrooms
- Three Storey Freehold House
- Columbia Road Market Within Walking Distance
- Mid 19th Century Victorian House
- South Facing Garden
- Period Features
- Hoxton Station and Shoreditch High Street 0.3 Mile

Entering the front door you are greeted with white cotton walls and contrasting exposed floor boards which run through the entirety of both the hallway, reception room and kitchen. You immediately acknowledge the period features this home has to offer, from the oversized sash windows, exposed floorboards and double height ceilings. The kitchen offers shaker design cabinetry, neutral colours and metallic accents that provide a subtle elegance of rustic charm that blends beautifully with the period features.

The principal bedroom boasts a lavishly sized dimension which is full width of the house, twin aspect sash windows and high ceilings. Completing the first floor there is a family sized bathroom which centres a roll top bath. Ascending to the top floor there is a second bedroom again spanning full width of the house and a third bedroom that is a comfortable double size allowing the ability to re-introduce a feature fireplace should the discerning new buyer decide to do so.

The property sits on the borders of the two vibrant districts of Shoreditch and Bethnal Green. The vibrancy of both Columbia Road and Spitalfields, with their eclectic mix of café's, restaurants, bars, markets, and shops lie within easy reach.

Transport links include Hoxton Station, Shoreditch High Street Station and the area is well served by bus routes - 26 (to South Bank), 48 (London Bridge) and 55 (Oxford Circus).

*FREEHOLD
*COUNCIL TAX - BAND D





Gascoigne Place, Bethnal Green, London, E2 7JY

Approx. Gross Internal Area 965 Sq Ft - 89.65 Sq M

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Ground Floor

Floor Area 323 Sq Ft - 30.01 Sq M



First Floor

Floor Area 321 Sq Ft - 29.82 Sq M



Second Floor

Floor Area 321 Sq Ft - 29.82 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 28/2/2023

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.

BUTLER & STAG

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