



Gathorne Street, London, , E2 0PW

£900,000

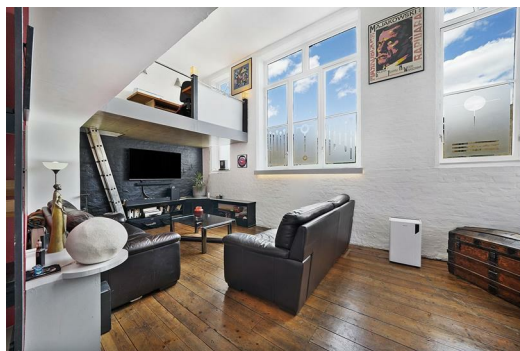
GUIDE PRICE £900,000 - £950,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this striking Two Double Bedroom Duplex Apartment set within a beautifully converted Victorian school.

Located within a secure gated development and offering over 1,000 sq ft of bright, character-rich living space. The property features soaring double-height ceilings, original wooden flooring, exposed brickwork, and classic casement windows that flood the home with natural light. The first floor of the apartment comprises a large, versatile reception room, a generous double bedroom, and a modern three-piece bathroom.

Upstairs, the mezzanine level houses a fully fitted kitchen and dining area with amazing views of the canal, a dedicated office space ideal for working from home, and a second spacious double bedroom. Residents also enjoy access to a communal rooftop garden with views across East London.

Positioned between both Bethnal Green and Mile End stations (serving the Central, District, and Hammersmith & City lines), the property benefits from excellent transport links into the City and Canary Wharf. The green open spaces of Victoria Park, Regent's Canal, and Mile End Park are all just a short walk away, with vibrant local cafes, restaurants, and amenities close by.

Offered chain-free, this is a unique opportunity to own a stylish, spacious home full of historic character in one of East London's most desirable neighbourhoods.



Reception
21'11" x 12'5" (6.7 x 3.8)

Kitchen/Dining Area
22'7" x 10'2" (6.9 x 3.1)

Bedroom One
12'9" x 11'5" (3.9 x 3.5)

Bedroom Two
13'1" x 9'6" (4.0 x 2.9)

Bathroom

Communal Roof Terrace

Material Information
Tenure: Share of Freehold
Length Of Lease: Approx 957 Years remaining
Annual Service Charge: £5,014.64
Council Tax Band: D



Bow Brook House, E2
Approx. Gross Internal Area 1143 Sq Ft - 106.18 Sq M



First Floor
Floor Area 678 Sq Ft - 62.99 Sq M

Mezzanine
Floor Area 465 Sq Ft - 43.20 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: 24/6/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	