



Montclare Street, London, , E2 7ET

£550,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this Spacious Three Bedroom Apartment situated within this stunning Mansion Block.

Walton House forms part of the renowned Boundary Estate, constructed in 1893 around Arnold Circus as the world's first social housing scheme. Its striking Victorian architecture, with large sash windows and elegant brickwork, has made it one of East London's most iconic addresses. Today, it remains highly sought-after for its distinctive character and close-knit community atmosphere.

Montclare Street lies at the very heart of Shoreditch, just moments from Brick Lane, Redchurch Street, and Hoxton, placing some of London's best bars, restaurants, independent shops, and creative businesses on your doorstep. Spitalfields Market, Columbia Road Flower Market, and the vibrant nightlife of Shoreditch are all within easy reach.

For green space, Weavers Fields, Haggerston Park, and Regents Canal are within walking distance. Excellent transport links include Shoreditch High Street (London Overground) and Liverpool Street (Central, Circle, Hammersmith & City, and Metropolitan lines), ensuring swift access across London.

Internally the property is bright and spacious throughout with a large reception, Separate kitchen with dining area, Three bedrooms, Bathroom with separate w/c and ample storage throughout.



14'1" x 11'5" (4.3 x 3.5)

14'9" x 10'9" (4.5 x 3.3)

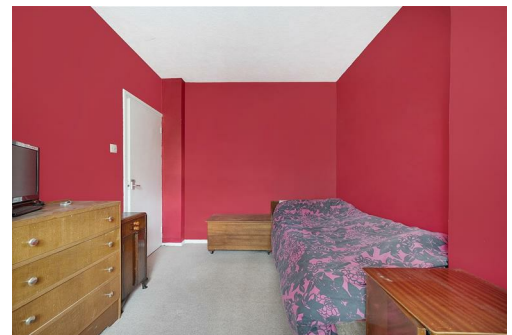
11'5" x 8'10" (3.5 x 2.7)

13'9" x 7'6" (4.2 x 2.3)

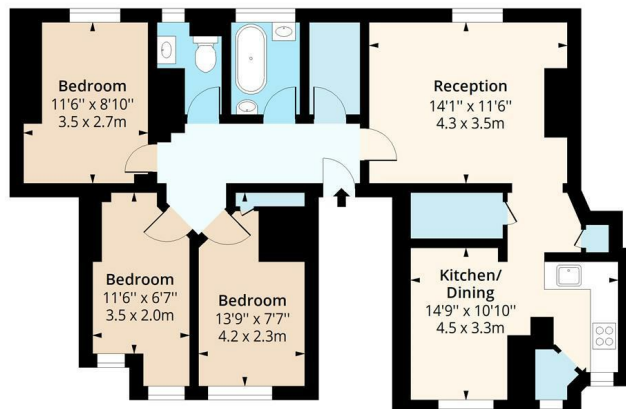
11'5" x 6'6" (3.5 x 2.0)

W/C

Council Tax Band: C



Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



Second Floor



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: 10/2/2025

The figure consists of two side-by-side horizontal bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare the 'EU Directive' (represented by a blue bar) and 'England & Wales' (represented by a grey bar). The EU Directive bars are labeled with energy efficiency classes (A to G) and their corresponding ranges. The England & Wales bars are labeled with energy efficiency classes (A to G) and their corresponding ranges. The EU Directive bar for Energy Efficiency Rating is labeled '84' and the England & Wales bar is labeled '78'. Both charts have a legend at the bottom indicating 'Not energy efficient - lower running costs' (green) and 'Not energy efficient - higher running costs' (red).

Rating Category	EU Directive	England & Wales
Energy Efficiency Rating	84 (A, 92-101)	78 (D, 69-80)
Environmental Impact (CO ₂) Rating	84 (A, 92-101)	78 (D, 69-80)