



CITY PAVILION
LONDON, E2

GRANT J BATES
— PROPERTY —



A beautifully renovated lateral apartment in the heart of Shoreditch

GJB

City Pavilion, London, E2

Share of Freehold

- 1,604 Sq Ft Lateral Apartment
- Renovated By Kia Designs
- 35ft Open-Plan Reception/Kitchen
- Original Blue-Framed Windows
- Navy-Panelled Feature Wall
- Bespoke Kitchen with Island
- Three Double Bedrooms
- Home Office Included
- Gated Parking Space
- Secure Courtyard Development

Description

Set within a converted apartment building in the heart of Shoreditch, this exceptional 1,604 sq ft lateral apartment has been thoughtfully renovated throughout, offering a rare combination of scale, light and considered design.

The apartment is arranged around a truly outstanding open-plan reception and kitchen, running to over 35ft in length, renovated in 2019 by Kia Designs. Full-height original blue-framed windows with painted timber shutters flood the space with natural light, while a striking navy-panelled feature wall and exposed structural column give the room genuine architectural presence. The kitchen itself is fitted with bespoke navy cabinetry, quartz worktops and a full-length island with breakfast bar seating, set against a herringbone tiled splashback and finished with brass pendant lighting throughout — a kitchen built as much for entertaining as for cooking. Oak flooring runs through the principal living space.

There are three genuine double bedrooms, the principal measuring an impressive 18'1 x 9'10, alongside two further bedrooms of 15'2 x 13'9 and 13'11 x 13'1, served by a well-proportioned family bathroom. The renovation extended through the hallway and a dedicated home office, reflecting the same considered design throughout.

The apartment benefits from one allocated, gated parking space, and sits within a secure, cobbled courtyard development.

Chilton Street sits within walking distance of the City, with Shoreditch's renowned restaurants, boutiques and nightlife all on the doorstep. Columbia Road Flower Market is a short stroll away, while Bethnal Green (Central line) and Liverpool Street's Elizabeth line services provide fast connections into the City and West End.

Additional Information

Local Authority: Tower Hamlets

Council Tax Band: F

EPC Rating: B

James Davidson

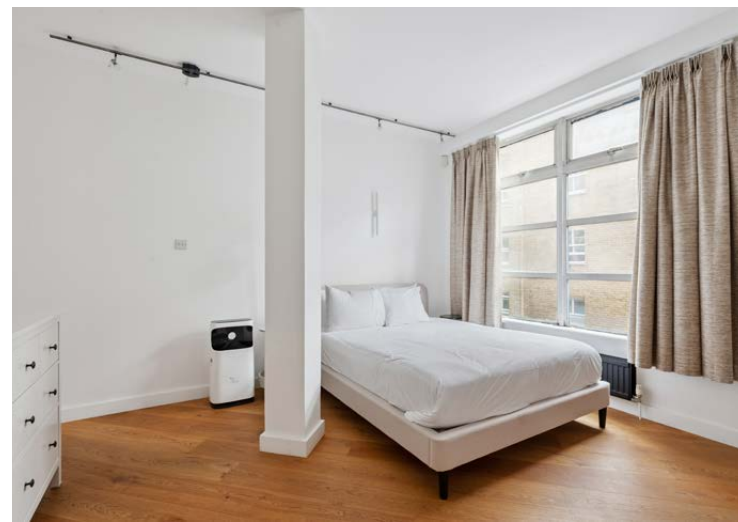
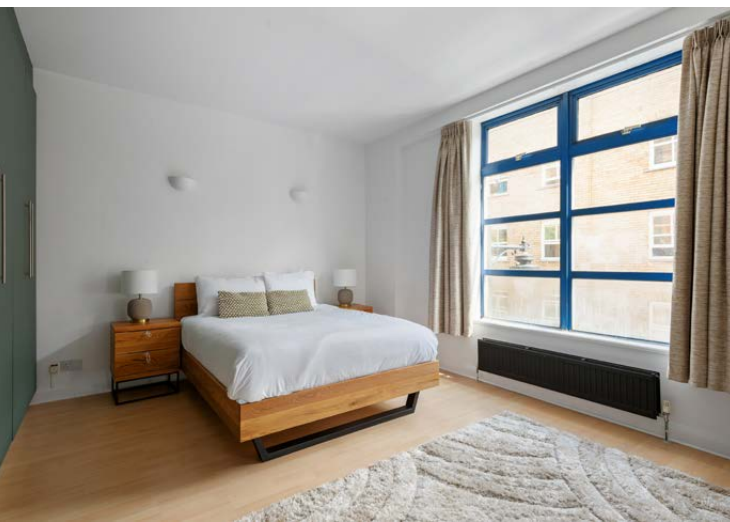
Senior Broker

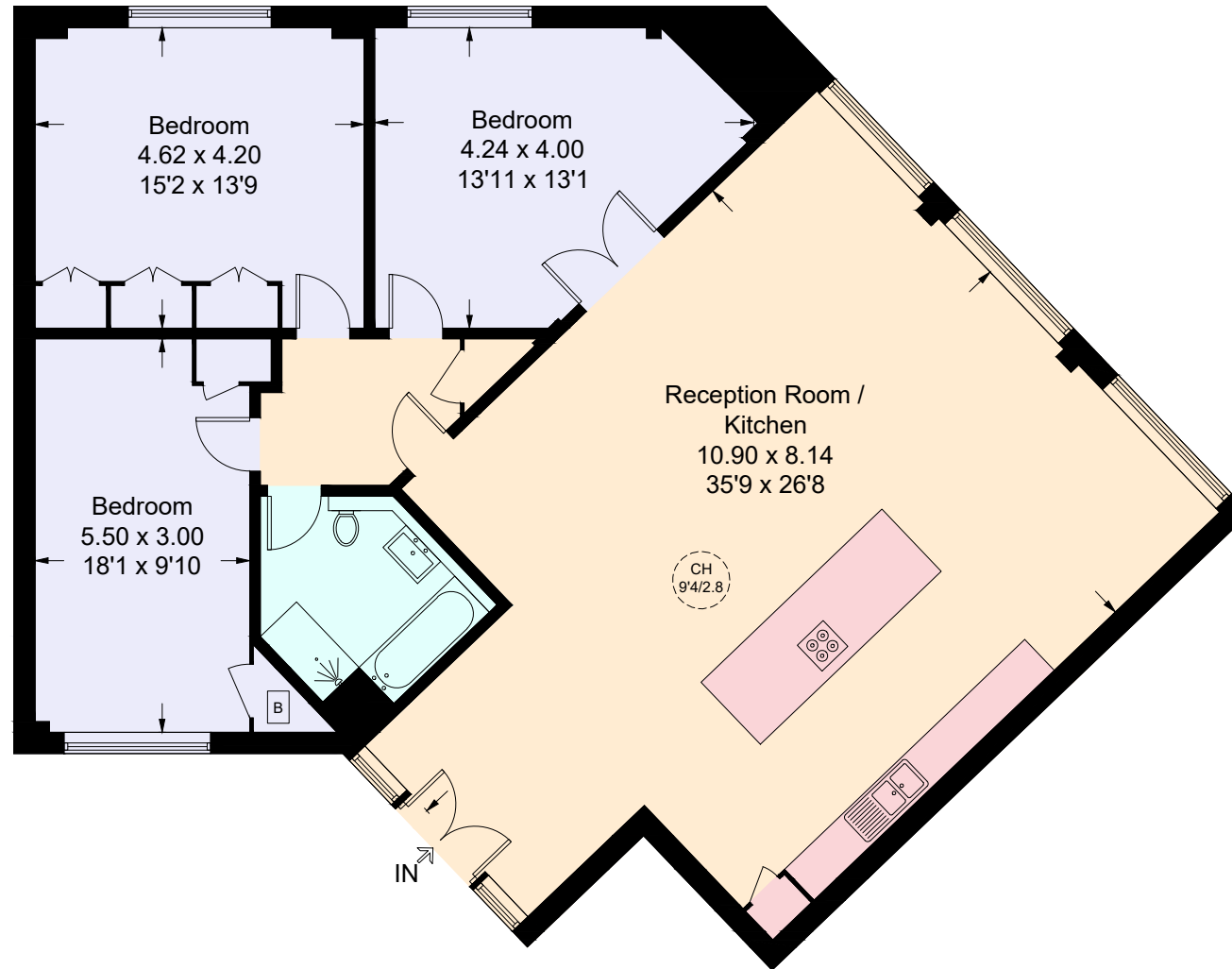
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City Pavilion

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.