



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)



Bathroom



Bedroom Two

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



Communal Roof Terrace



Material Information

Tenure: Share of Freehold

Length Of Lease: Approx 957 Years remaining

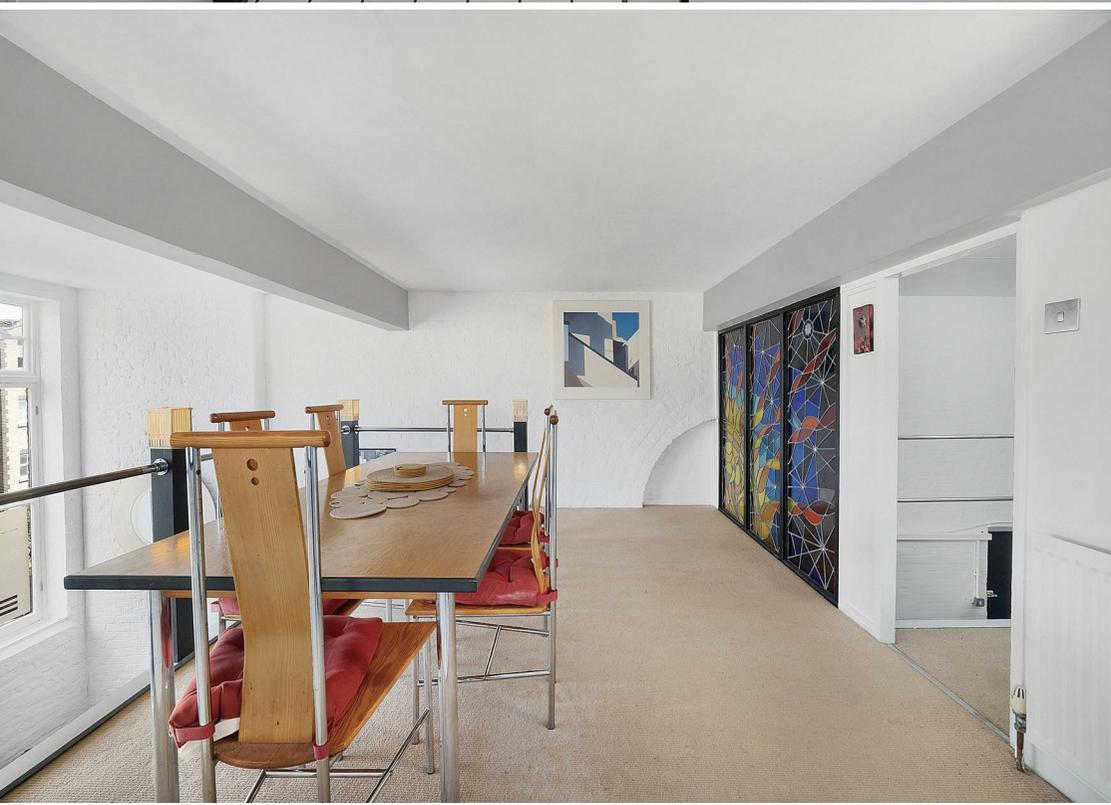
Annual Service Charge: £4,200.00

Council Tax Band: D

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas

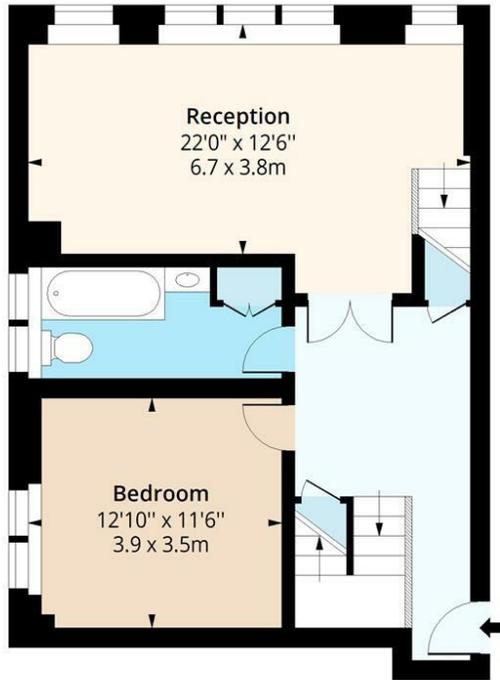
and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





Bow Brook House, E2

Approx. Gross Internal Area 1143 Sq Ft - 106.18 Sq M



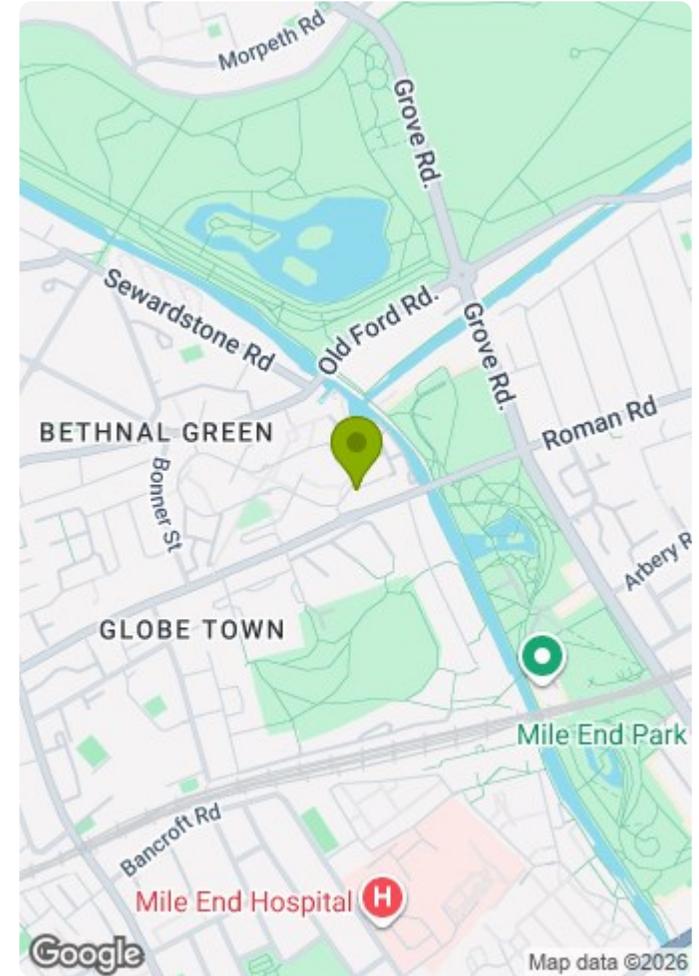
First Floor

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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