



COBORN ROAD

E3



A DISTINGUISHED FAMILY HOME OF RARE SCALE

A substantial detached period residence offering over 4,400 sq ft of elegant accommodation, generous gardens and outstanding potential to reimagine a distinguished family home of rare scale.



Local Authority: Tower Hamlets

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



A FINE PERIOD PROPERTY OF SCALE AND PRESENCE

The property is a substantial detached freehold residence offering approximately 4,400 sq ft of accommodation arranged over four floors, set within a notably large and mature plot. The house presents an exceptional opportunity to acquire a fine period property of scale and presence, with significant scope to reconfigure and modernise to individual requirements, subject to the usual consents.

Internally, the house retains a wealth of original period features, including generous ceiling heights, fireplaces, bay windows and well-proportioned rooms. The accommodation is sensibly arranged across three wide, laterally balanced floors above ground, with a more compact but fully usable lower ground floor. In its current configuration, the house provides approximately nine bedrooms and three principal reception rooms, offering excellent flexibility and versatility.







The ground floor is arranged around a central entrance hall and staircase, creating a strong sense of arrival. Two elegant front-facing reception rooms provide formal entertaining space, while to the rear is a large kitchen and family room that opens directly onto the garden, forming the natural heart of the home. A cloakroom and additional storage complete this floor. The lower ground floor offers a series of well-proportioned, habitable rooms suitable for use as additional reception space, guest accommodation, a home cinema, gym or study.

Lightwells provide natural light, ensuring this level functions as a practical and valuable extension of the main accommodation. The first floor is dedicated to principal bedroom accommodation and features four substantial bedrooms arranged around a central landing, with a combination of en suite and family bathroom facilities. The second floor, set within the roof structure, provides three further bedrooms with additional bathroom facilities which are versatile to the owners needs.

Externally, the property occupies a generous plot, offering a high degree of privacy and reinforcing the detached nature of the house. To the rear of the garden there is hardstanding with access to Tredegar Terrace which, subject to the usual consents, may offer potential for an additional garage, studio or ancillary accommodation. The property also benefits from an existing garage, providing valuable practical convenience.

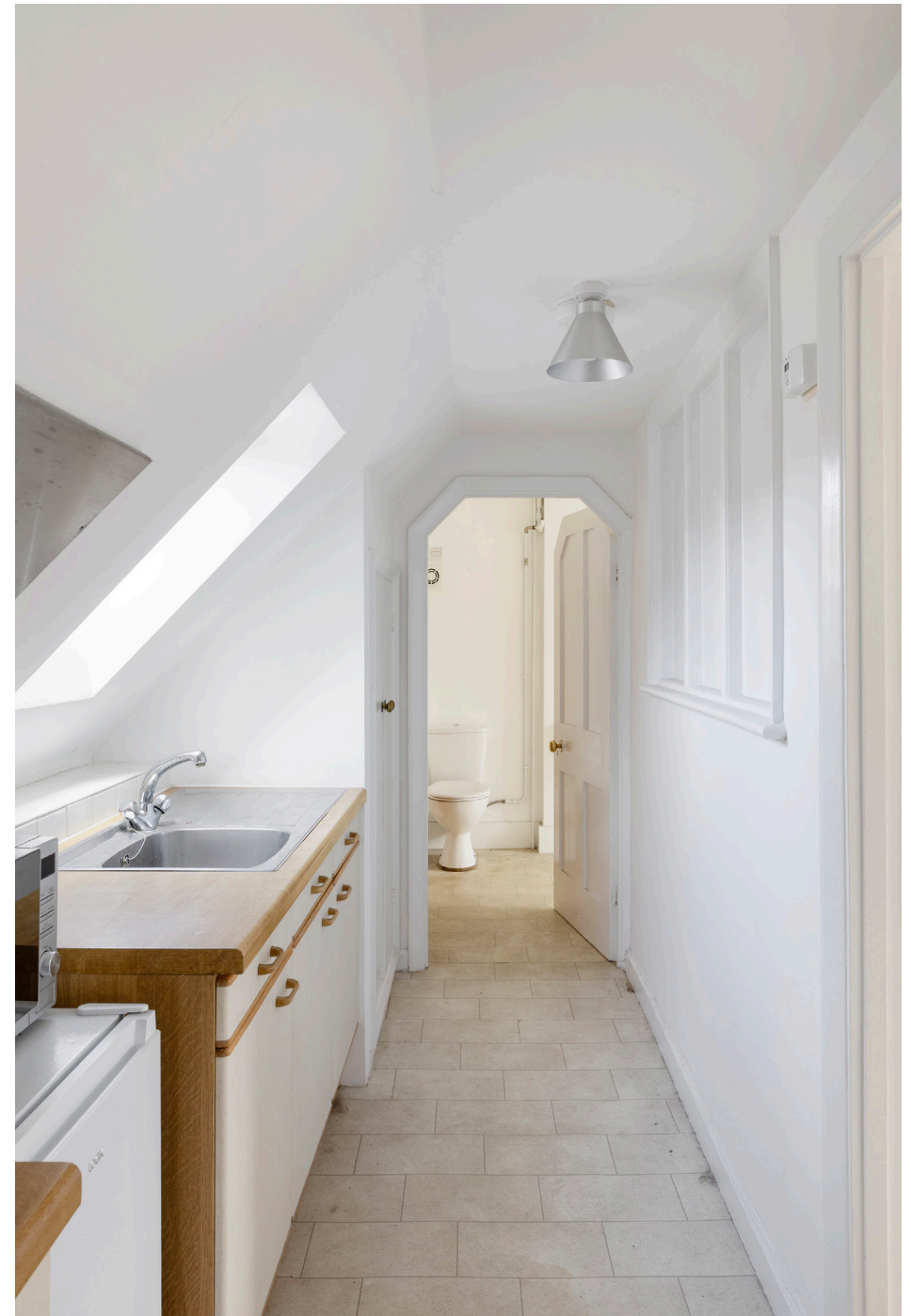


LOCATED IN THE TREDEGAR SQUARE CONSERVATION AREA

The property is located in one of East London's most attractive and historically significant residential enclaves. Developed in the early 19th century as part of the Tredegar Estate, the area is celebrated for its elegant period architecture, strong sense of scale and cohesion, and its tranquil, village-like atmosphere.

Classic Georgian and later Victorian houses frame the square and surrounding streets, many retaining fine original detailing that contributes to the area's enduring architectural quality.

At the heart of the conservation area lies Tredegar Square Gardens, a protected and mature communal green space that provides an exceptional outlook and a rare sense of openness so close to the City. The setting combines historic character with everyday convenience, lying moments from Mile End Road and excellent transport links, while remaining notably peaceful. Conservation area status ensures the long-term preservation of the neighbourhood's character, reinforcing both the appeal and enduring value of this highly regarded residential location.

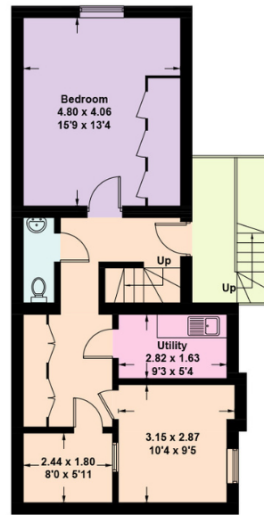




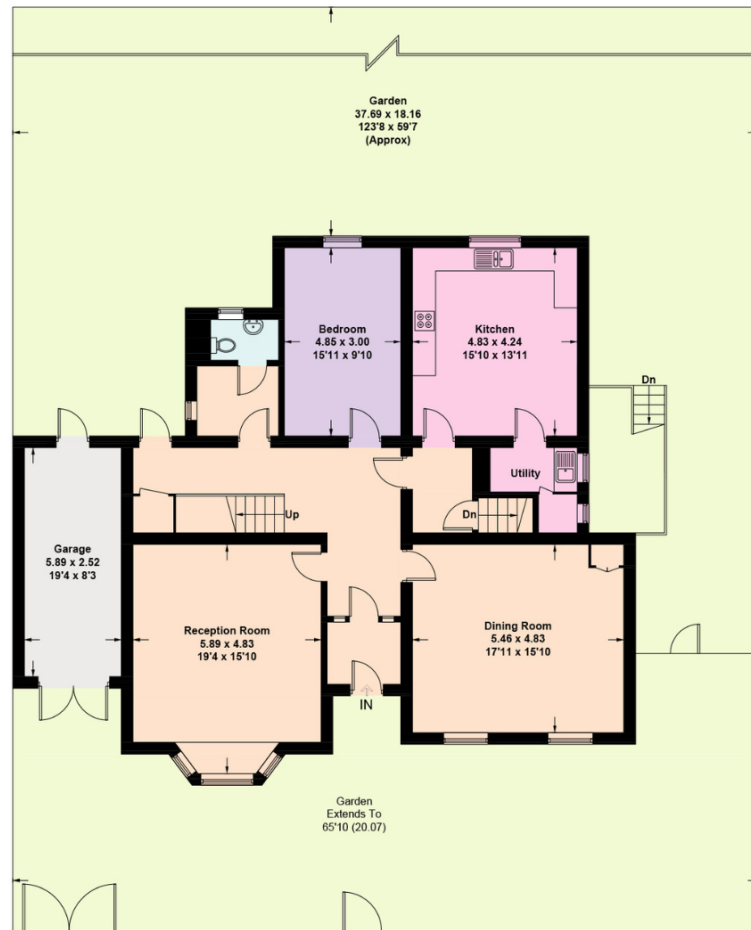




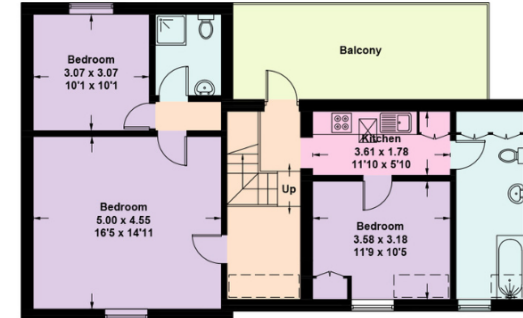
 = Reduced headroom below 1.5m / 5ft



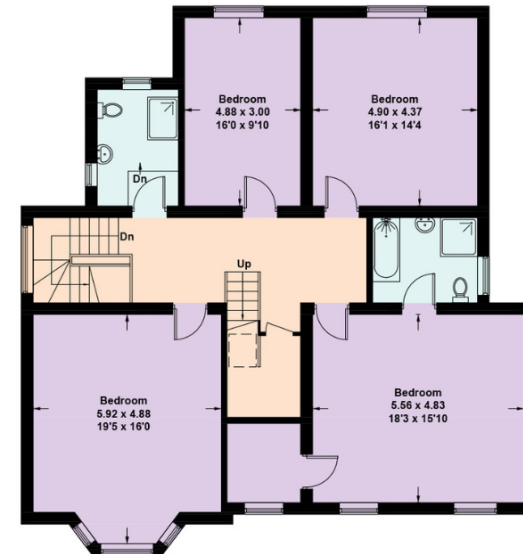
Basement



Ground Floor



Second Floor



First Floor

Coborn Road
 Approximate Floor Area = 408.2 sq m / 4393 sq ft Garage = 15.4 sq m / 166 sq ft
 Total = 423.4 sq m / 4559 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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