



## Matlock Street, E14

£925,000

A charming freehold Georgian house with a remarkable south-facing private garden in the heart of the York Square Conservation Area. Occupying a prominent position within one of Limehouse's most characterful residential streets, this beautifully presented two-bedroom freehold house offers a rare opportunity to acquire a period home with exceptional outside space in the heart of East London.

Arranged over three levels, the property combines elegant Georgian proportions with practical modern living. The ground and first floors provide well-balanced accommodation, including two generous bedrooms and bright reception space, while the lower ground floor hosts a spacious kitchen, creating an inviting hub for everyday living and entertaining.

A standout feature of the home is the substantial south-facing private garden. Bathed in sunlight throughout the day, this remarkable outdoor space extends directly onto a private communal residents' garden beyond, creating an unusually open and verdant setting rarely found in such a central location.

The property is ideally positioned for the amenities of Limehouse and nearby Stepney Green, with an excellent selection of independent cafés, restaurants and local shops within easy reach. Limehouse DLR (approximately 0.4 miles) and Stepney Green Underground Station (approximately 0.5 miles) provide swift access to Canary Wharf, the City and the West End, making this an ideal home for professionals seeking character, convenience and outdoor space.

### Features

- Freehold Georgian House
- Two Double Bedrooms
- South-Facing Private Garden
- York Square Conservation Area
- Ample Storage Space
- Additional Residents Garden

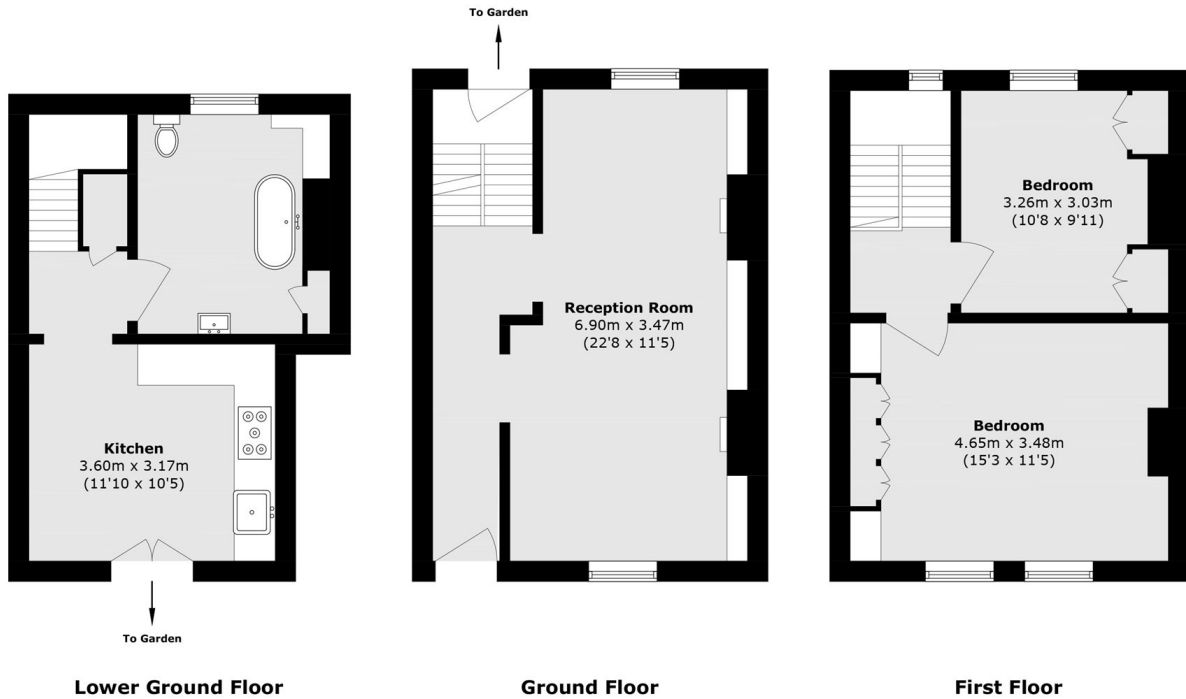


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Matlock Street sits within the highly regarded York Square Conservation Area, an enclave celebrated for its handsome Georgian and early Victorian architecture. The surrounding streets form part of Limehouse's rich maritime history, with the area once serving as a gateway to London's docks and global trade routes. Today, this historic neighbourhood retains much of its original charm while benefiting from excellent connectivity and a thriving local community.



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Total area (approx.): 89.8 sq. m (966.6 sq. ft)