

BARNET GROVE
LONDON, E2

GRANT J BATES
PROPERTY



A beautifully reimagined period home with exceptional contemporary design, moments from Columbia Road

GJB

Barnet Grove, London, E2

Freehold

- Three Bedrooms
- Three Bathrooms
- Corner Plot
- Architectural Glass Extension
- East-Facing Garden
- Open-Plan Living
- Bespoke Kitchen
- Vaulted Principal
- Private Cinema
- Side Access

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Description

Positioned within the desirable Jesus Green Conservation Area, this three-bedroom, three-bathroom home has been comprehensively rebuilt by the current owners, combining contemporary architectural design with retained period character. The property has been taken back to brick and extensively refurbished, including the complete excavation of the basement to create a really unique space which is impossible to replicate locally. The corner position provides excellent natural light, side access and a rare sense of openness, with the house arranged over three principal floors.

The ground floor features a generous open-plan living and dining space, extending through a striking architectural glass extension overlooking the east-facing garden. The bespoke Shaker-style kitchen is seamlessly incorporated into the entertaining space and features a range cooker, Bosch appliances and Quooker hot water tap.

Oak flooring runs throughout, complemented by original timber-framed sash windows, restored working fireplaces and a Chesneys wood-burning stove. The glass extension creates an exceptional sense of volume and brings natural light deep into the heart of the house.

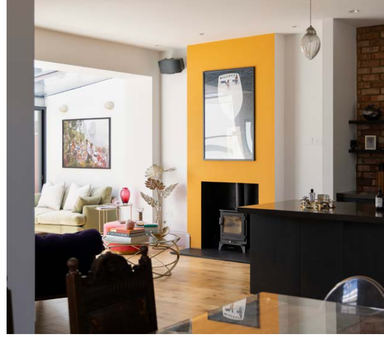
The lower ground floor provides a guest bedroom with en-suite bathroom, polished cement flooring and underfloor heating. A generous atrium creates an impressive architectural feature while introducing natural light into the lower floors. The floor also incorporates a dedicated cinema room with air-purification and ventilation system, alongside a guest WC and separate utility room with Bosch appliances.

The first floor completes the accommodation with two further double bedrooms, both with en-suite bathrooms. The principal bedroom is a standout space, incorporating vaulted ceilings, a bespoke walk in wardrobe and a well-appointed en-suite bathroom.

The property benefits from an east-facing garden, side access from the corner plot and on-road parking available by residential permit. The combination of original period features, contemporary architectural interventions and the extensive recent refurbishment makes this an exceptional example of a period East London home that has been thoughtfully transformed for modern living.









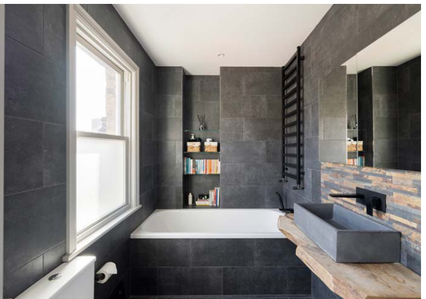






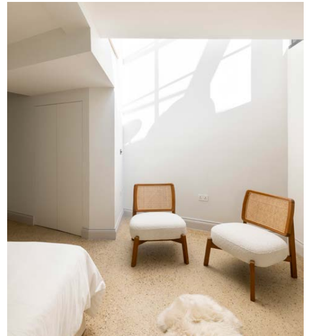


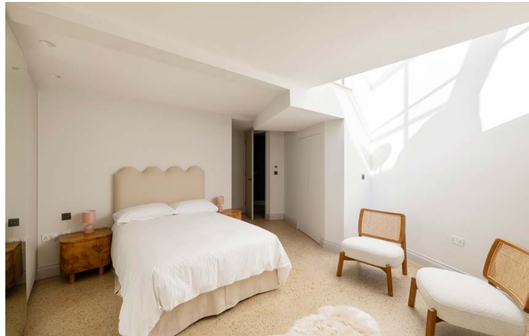





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Situated moments from Columbia Road, Barnet Grove is perfectly positioned for the best of East London. The renowned Columbia Road Flower Market is within immediate reach, alongside a wealth of independent shops, cafés, restaurants and bars. The surrounding area is particularly well known for its food and drink offering, with The Marksman, recognised as Michelin Pub of the Year, and The Royal Oak among the local favourites, while the wider culinary scenes of Shoreditch and Broadway Market are also close by. Haggerston Park and Victoria Park provide extensive green open spaces within easy reach, while the surrounding streets retain a strong sense of community and local character.

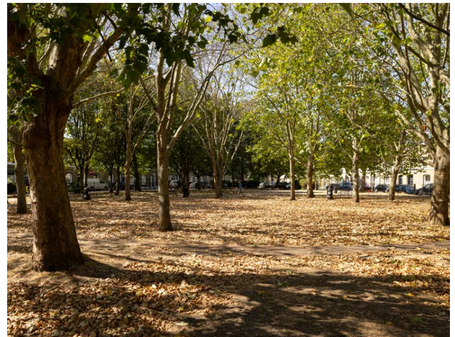
Transport connections are excellent, with Bethnal Green, Shoreditch High Street and Hoxton stations providing access to the wider Underground and Overground networks, while the City and Shoreditch are both easily accessible. Barnet Grove therefore offers a rare combination of architectural quality, generous and versatile accommodation and immediate access to one of London's most vibrant and sought-after neighbourhoods.

Additional Information

Local Authority: Tower Hamlets
Council Tax Band: E
EPC Rating: TBC



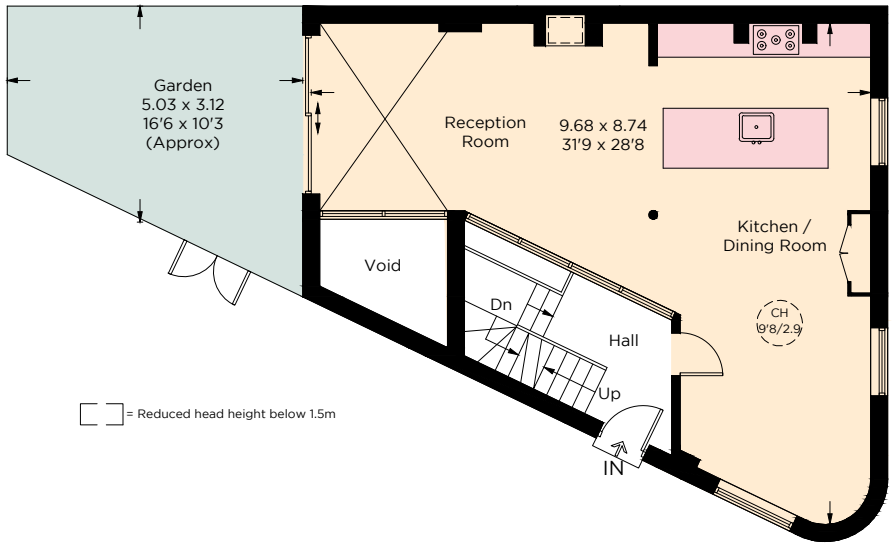




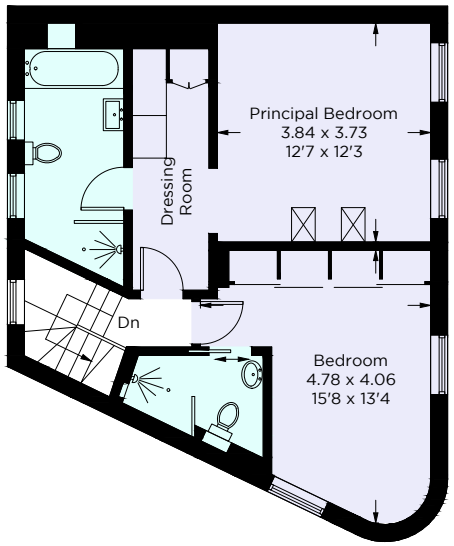
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Lower Ground Floor



Ground Floor



First Floor

Barnet Grove

Approximate Area = 1897 sq ft / 176.2 sq m

Including Limited Use Area (9 sq ft / 0.8 sq m) / Excluding Void

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.