



BATH HOUSE, DUNBRIDGE STREET, LONDON, E2
£520,000 SHARE OF FREEHOLD

A TWO BEDROOM APARTMENT WITH COMMUNAL GARDENS AND SHARE OF THE FREEHOLD SET WITHIN VICTORIAN BATH

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

A chain-free, 587 sq. ft., first-floor, two-bedroom apartment, with private gated parking and a share of the freehold, located within a sought-after Victorian Bath House conversion in Bethnal Green/Shoreditch.

This beautiful apartment has been sympathetically built to suit a modern lifestyle, featuring a semi-open plan living room kitchen/dining, a double bedroom with plenty of in-built storage space and a Juliette balcony, and a further bedroom with built-in storage cupboards. There is also a convenient storage cupboard in the hall, adding to the apartment's practicality. The apartment is complete with a modern three-piece family bathroom, including a bathtub and overhead shower attachment, and a utility cupboard in the bathroom housing the boiler and washing machine.

Bath House is a well-maintained secure gated development that is also home to Britain's oldest boxing gym, which is housed in a corner of this former Victorian Bath House on Cheshire Street, Bethnal Green.

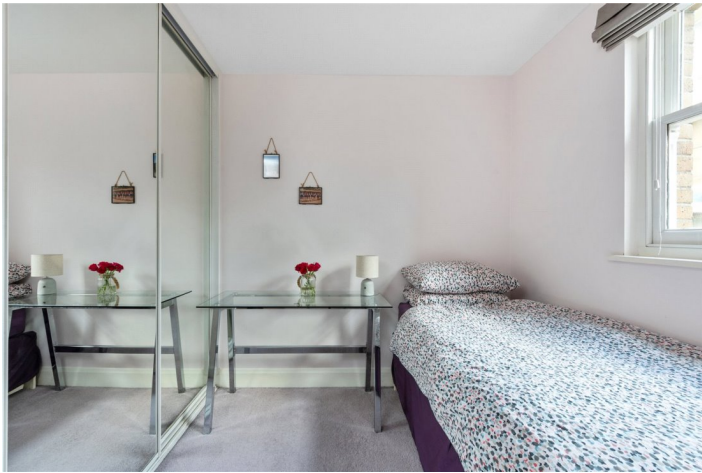
Residents also benefit from a communal courtyard with a water feature. Situated on Dunbridge Street, the apartment is well-located for all the shops, eateries, parks, and markets the area has to offer, notably; Brick Lane, Columbia Road, Broadway Market, Redchurch Street, and Spitalfields. The green open space of Weavers Field is only 0.1 miles away.

The property is well-located for easy access to the City, Canary Wharf, Stratford, and the West End, with Bethnal Green Overground Station 0.3 miles, Shoreditch High Street Overground Station 0.5 miles, and Bethnal Green (Central Line) underground station 0.6 miles. Several well-connected bus routes run from both Vallance Road and Bethnal Green Road. There are also a number of Santander docking stations conveniently located nearby.

Service charge for 2024 was approx £2.800 and Sinking fund approx £365.

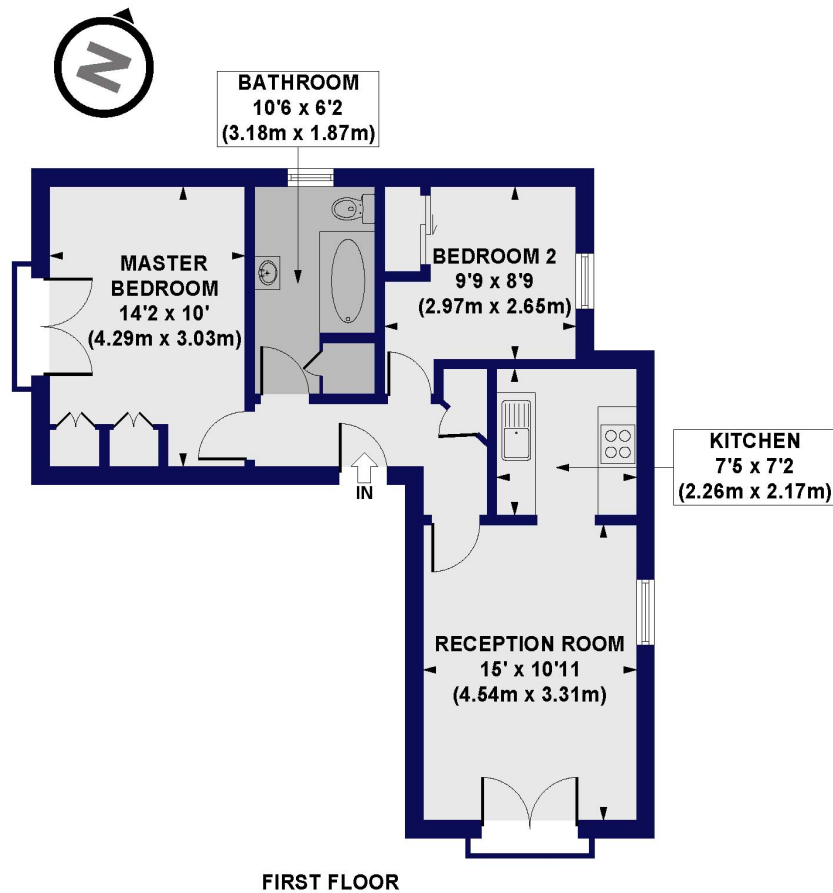
*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. *

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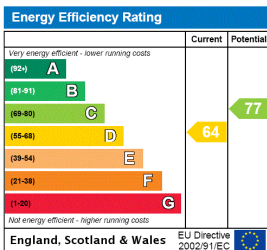
Bath House, Dunbridge Street, E2
 Approx. Gross Internal Floor Area 587 sq. ft / 54.51 sq. m



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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