

# VARDEN STREET

LONDON E1 2AW



THE PROPERTY BROKERS

Freehold

- 3 bedrooms & 2 bathrooms
- 1621 sq ft (approx)
- Georgian Townhouse
- Walled garden
- Outbuilding with bathroom

Sympathetically restored in 2008, this historical 3 double-bedroom/additional study mid-terrace Georgian townhouse with walled garden and large separate home-office/studio, forms part of a very rare terrace of just four houses from around 1810. Carefully and beautifully renovated, this unique, charming house is in a part of London rich in heritage and diverse culture, while being an easy walk from the City, and minutes from the major transport hub of Whitechapel.

Offering 1621 sqft (approx) over four floors, the house is full of character and original features, from wood panelling and timber floors to fine fireplaces and original doors. Old and new blend seamlessly whilst the practical layout makes it easy to live in. The light-filled lower ground floor



020 7993 6553

INFO@TBAPROPERTY.COM

WWW.TBAPROPERTY.COM

# VARDEN STREET

LONDON E1 2AW



THE PROPERTY BROKERS

features a large open kitchen/dining room complete with reclaimed flag stone floors and underfloor heating, Morso log burner and industrial style kitchen with Mercury hob & grill. There is also a separate laundry room, with sink and toilet. It leads out via French doors to the lovely private walled garden ending at a self-contained outhouse. This fully fitted out studio has been with re glazed and fully insulated with its own shower room and toilet along with mezzanine level (perfect for guest bed). Peaceful, with views out to the garden, it is a perfect home office, creative studio, or guest suite. The house itself has wood-flooring, with Regency pilasters, the original staircase and bannister, and original dado panelling. The raised ground floor comprises a dual-aspect living space with twin fireplaces with wood surrounds and a large sash window looks over the garden. The first floor features two well-sized double bedrooms, both with restored panelling and shutters and a three piece bathroom. A beautiful, very large and light main bedroom on the second floor has built in wardrobes and benefits from a large ensuite overlooking the gardens of the immediate adjoining streets.



# VARDEN STREET

LONDON E1 2AW



THE PROPERTY BROKERS

Varden Street is within the sought after Myrdle Street Conservation Area close to the Royal London Hospital. There are plentiful local shops and supermarkets, but the house is also a stroll from all the amenities of historic Spitalfields. This is an area of London's East End that over the years has seen vast regeneration and investment. Superb transport connections are nearby and convenient. Whitechapel station is a five-minute walk away, with services on the District, Hammersmith & City and Overground lines. From later 2021, the Elizabeth line (Crossrail) speeds from Whitechapel Station to Bond Street in 10 minutes, Canary Wharf in 4 minutes and Heathrow in just over half an hour.



020 7993 6553

INFO@TBAPROPERTY.COM

WWW.TBAPROPERTY.COM

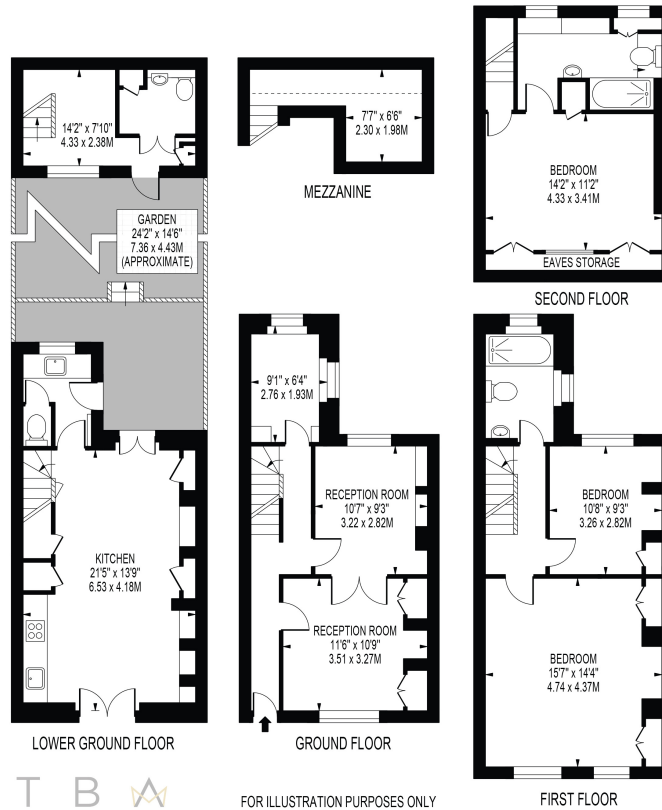
# VARDEN STREET

LONDON E1 2AW



**VARDEN STREET**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1434 SQ FT - 133.19 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING OUTBUILDING)  
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 19 SQ FT - 1.76 SQ M  
APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 187 SQ FT - 17.38 SQ M



T B 

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

SALES  
LETTINGS  
OFF MARKET  
ACQUISITIONS  
DEVELOPMENT  
COMMERCIAL  
VALUATIONS

**TOBIAS ALLAN**

*Director*

07970 963 478

**JAMES DANTON**

*Director*

07930 858 612

**ADAM JONES**

*Director*

07769 275 027

