

# AUCOOT



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ADDRESS

Columbia Road, London E2

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PRICE

£815,000

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ARCHITECT

Unknown

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## INFORMATION

This two-bedroom, split-level home sits on Columbia Road, an iconic street in the vibrant heart of East London. Built in the 1860s and set within the Jesus Green conservation area, it retains much of its Victorian charm, further enhanced by the back-to-brick renovation undertaken by its current owners. In addition to the two bedrooms, it enjoys a large reception room, substantial kitchen with adjoining glazed dining area, and a private, peaceful courtyard garden, offering its inhabitants a restorative place to recharge whilst still being immersed in the excitement of the city.

The private entrance on Columbia Road opens to a long hallway which widens out at the centre of the home where the original wooden staircase painted dark grey – creates a real sense of drama. Plentiful storage is found underneath with a deep, built-in cupboard. Beyond the staircase to the rear of the building lies the kitchen. Valchromat cabinetry with oak accents, installed by a local furniture designer, injects a vibrant shot of colour while stainless-steel countertops reflect light and give this kitchen a clean and contemporary feel. Storage is maximised with units along both walls and the addition of attractive open shelving, giving the space added functionality.

Light floods the kitchen from the adjoining glazed dining area. With dual aspect floor to ceiling windows and a partially obscured slanted glazed roof, the space is bright and airy even on overcast days. This charming dining space overlooking the private outdoor space has double doors leading onto the garden.

With a south-easterly aspect, the courtyard garden is somewhat of a sun-trap. Terracotta paving and mature plants give the space a Mediterranean feel, with the area enjoying good light for much of the day. Its secluded nature, affords it a feeling of sanctuary away from the hustle and bustle of the street. With the doors open from the dining area it would be a delightful space for al fresco dining in the warmer months. A well-kept garden store provides useful outdoor storage.

Inside, following the stairs up, the master bedroom leads off the half-landing, positioned at the quiet back of the home with a side-facing window and space for a King-sized bed.

Continuing up the stairs to the landing, there is an abundance of light due to the addition of two skylights – a beautiful engineered oak flooring underfoot. A large, fitted wardrobe also provides useful additional storage. The second bedroom is towards the side of the home, with a sash window overlooking the courtyard garden. Currently used as a bedroom, this room could also make an attractive home office or nursery.

Next to this is the bathroom – refitted by the current owners it now features a spacious walk-in shower with high-end,

contemporary black fixtures, a countertop sink and WC. A skylight fills the room with natural light.

Still on the second floor, and to the front is the bright and airy reception room, spanning the full width of the building. A spectacular feature restored by the current owners is the butterfly ceiling, giving tremendous height and visual interest to this charming room. The timber-framed sash windows have been sensitively replaced to remain in keeping with the period and they allow the room to enjoy its position above street level, providing privacy and an attractive outlook above the street below.

Columbia Road is lined with interesting and renowned eateries, pubs and shops and it plays host to the world-famous flower market on Sundays. Located between Hackney Road and Bethnal Green Road, Broadway Market and Brick Lane are within 15-minutes walk, with Spitalfields just beyond that.

Nearby, the expansive green spaces of Haggerston Park and Hackney City Farm are less than five minutes away by foot, the charming Jesus Green is accessed via an adjacent street and Victoria Park and London Fields are within easy reach.

The location is extremely well-served by public transport – Hoxton and Shoreditch High Street (London Overground) are 0.5 and 0.6 miles away respectively, and Bethnal Green station (Central Line) is a 15-minute walk. On-street, resident permit parking is available on Columbia Road and the surrounding streets and there are many well-connected bus routes nearby. The rich tapestry of this creative, buzzing part of London is all around, and the much-loved street itself has a wonderful sense of community amongst its residents.

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LEASE LENGTH

Approx 110 years

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SERVICE CHARGE

n/a

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EPC

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