



LOVE LIVING
HACKNEY



The Bath House Dunbridge Street, London, E2 6JD

Guide price £425,000



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The Bath House Dunbridge Street

London, E2 6JD

- Walking distance to Shoreditch, Brick Lane and Columbia Road
- Grade II Listed building
- Bike storage
- Share of freehold
- Excellent transport links from Whitechapel, Bethnal Green and Shoreditch/Liverpool Street
- Historic neighbourhood
- Open Plan Living Area
- Secure gated car park

GUIDE PRICE £425,000 - £450,000

The Home -

The Bath house is a historic Grade II listed building. This one-bedroom share of freehold home offers historic charm with contemporary style. From its elegant herringbone flooring to its mixed-level ceiling height, every detail has been thoughtfully designed to create a space that feels both unique and inviting. Secure parking can be found within the development. Featuring a spacious open plan living and kitchen area, a recently renovated bathroom, and modern upgrades like re-tiled flooring and replaced radiators. Bethnal Green, Shoreditch and Brick Lane are just a short stroll away, bringing a diverse mix of independent cafés, restaurants, boutique shops, and cultural hot spots right to your doorstep. Whether it's grabbing a coffee at the iconic Pellici Café, or exploring the historic streets, you'll be perfectly placed to experience the best of city living. For those who love green spaces, Weavers Fields is just two minutes away, with London Fields, Victoria Park, and Broadway Market all within easy walking distance. History buffs will also appreciate the area's rich past. The Kray twins once lived here, and the legendary Repton Boxing Club, where they trained, still stands today. Excellent transport links with Bethnal Green, Shoreditch High Street, Whitechapel (for the Elizabeth Line) and Liverpool Street are all within easy reach.



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The Indoors

The open-plan layout creates a flow between the living and kitchen spaces while still offering a sense of separation. There's ample room for a comfortable sofa and TV setup, with additional space for a dining area. The kitchen is sleek and stylish, and hosts plenty of storage for all your essentials, an integrated oven and fridge freezer, and modern finishes that make it functional and visually appealing.

Leaving the living area, you are led to the bathroom on the left. Recently re-tiled, this space features sleek fixtures, tiled flooring, and a bath with a showerhead.

At the end of the hallway, you'll find the bedroom, a room with enough space for a double bed and fitted wardrobes. The large original window floods the room with natural light throughout the day, creating an inviting atmosphere, whilst the ceiling height reaches over 3.9m.

The Outdoors

Beyond the apartment itself, this home is part of a stunning Grade II listed building, offering a beautiful communal courtyard and pond area. In the summer, residents come together for communal parties, making it feel like a real neighbourhood within the city. The building also offers a secure communal post room and bike storage. Two car parks, including a private parking space directly next to the flat and a pet-friendly environment, perfect for cat and dog owners, with a safe, enclosed communal space.



Loving the location

Spitalfields market is close by with an abundance of stalls to explore and eat at. Excellent eateries close by can be found at Brawn on Columbia Road, Italian favourite Compania, while much-loved St John Bread and Wine is on nearby Commercial Street and Ottolenghi in Spitalfields. There are also plenty of great traditional pubs, such as The Pride of Spitalfields, The Ten Bells, which has seen many artists over its long years, and The Carpenters Arms. The Whitechapel Gallery, Curzon, Rich Mix and Genesis cinemas contribute to the area's village feel along with the galleries of Bethnal Green. the City and Shoreditch are also within easy walking distance.

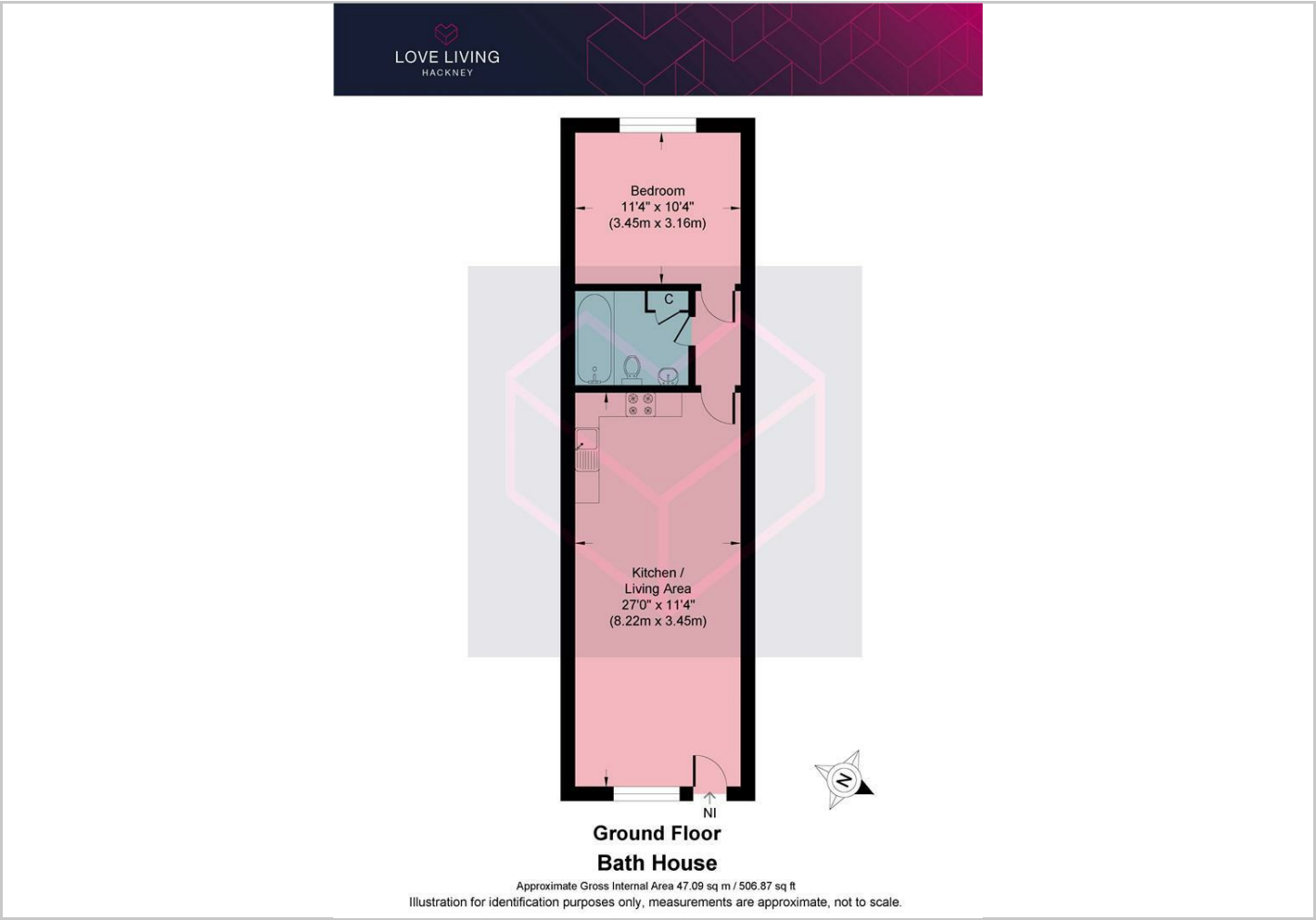
Weavers Fields is just two minutes away, with London Fields, Victoria Park, and Broadway Market all within easy walking distance. Along with the many eateries of Spitalfields, there are a plethora of sophisticated shops, restaurants and bars in Columbia Road, Brick Lane and Shoreditch. Shoreditch House (with its rooftop pool) part of the Soho House group, is close at hand.

Shoreditch High Street is the nearest station, with services on the Overground running to Highbury & Islington and Dalston Junction in one direction, and Clapham Junction in the other. The Underground can be picked up at Old Street (Northern Line), Bethnal Green (Central Line) or Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan Lines) Plus plenty of bus routes running from both Vallance Road and Bethnal Green Road.

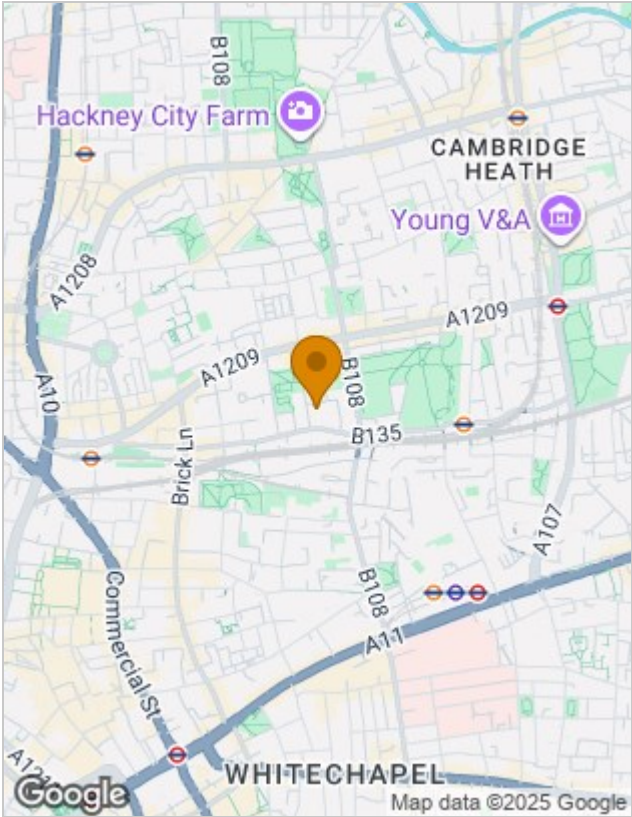




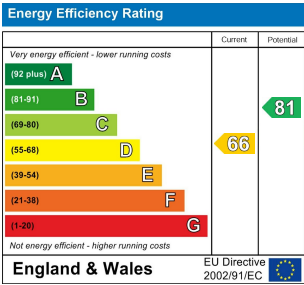
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.