LOVE
LIVING



40 Hadleigh Street, London, E2 0LD

Offers in excess of £675,000

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- Two-bedroom Victorian terraced house
- Private, mature rear garden extending approximately 24 feet
- Original fireplaces and sash windows
- Striking skylit staircase with exposed brickwork
- Approximately 726 sq ft / 67.45 sq m
- Generous reception and dining room
- Contemporary kitchen with stone worktops
- Well positioned for Bethnal Green, Victoria Park and Shoreditch

The Home -

Tucked away on a quiet residential street in Bethnal Green, this beautifully considered two-bedroom Victorian terrace is a home of understated character, natural light and thoughtful design. Behind its traditional London stock-brick façade lies a wonderfully individual interior, where original architectural details sit comfortably alongside contemporary finishes, carefully chosen materials and an eclectic collection of art and furniture.

Arranged over two floors and extending to approximately 726 sq ft, the house has a particularly welcoming feel. White-painted walls, warm parquet flooring and generous sash windows provide a calm backdrop, while original fireplaces, bespoke shelving and an unexpected skylight above the staircase lend the home a distinct architectural personality.

The ground floor is arranged around a generous reception and dining room, with a separate kitchen opening directly onto the garden. Upstairs, two bedrooms and a family bathroom complete the accommodation.

Perhaps most appealing is the relationship between the house and its surroundings. Despite its central East London location, the interiors feel peaceful and intimate, with greenery visible through the windows and a wonderfully secluded garden providing a welcome retreat from the city.

The Indoors







The ground floor unfolds into a generous reception and dining room, extending over 20 feet in length. Beautiful end-grain parquet flooring runs throughout, introducing a rich sense of texture and warmth, while the open arrangement creates two distinct yet connected spaces that flow naturally between relaxed living and sociable occasions.

The home's thoughtfully considered interiors, including a bespoke kitchen and bathroom, have been designed by interior design studio Nice Projects, whose carefully chosen materials, finishes and detailing bring a sense of continuity and character throughout.

To the front, the sitting area is centred around an original fireplace, its decorative white surround providing a lovely contrast to the otherwise restrained palette. A broad sash window draws daylight into the room, while contemporary artwork, carefully chosen furniture and soft textiles introduce warmth and personality.

Moving towards the rear, the dining area is equally inviting. Beautiful parquet flooring runs beneath a generous dining table, while a sculptural paper pendant provides a soft focal point overhead. Built-in bookshelves frame another period fireplace, creating a wonderfully lived-in atmosphere. A thoughtfully incorporated desk area adds flexibility, making the space as practical for working from home as it is for entertaining.

The kitchen sits separately at the rear of the house and introduces a more contemporary material palette. Streamlined cabinetry in soft grey tones is paired with richly textured stone worktops and splashbacks, creating a space that feels both functional and quietly sophisticated. Integrated appliances, a Dornbracht mixer tap and clean architectural lines maintain the simplicity of the design, while a large window above the sink frames views of the surrounding greenery.

A glazed door opens directly onto the garden, allowing natural light to travel through the kitchen and creating an easy connection between inside and out.

A white-painted staircase rises from the ground floor, leading to one of the home's most unexpected features. Above the landing, a generous rooflight sits within an exposed, whitewashed brick recess, drawing natural light down through the centre of the house. This striking architectural detail gives the stairwell an almost gallery-like quality, complemented by artwork, plants and simple white-painted floorboards.

The principal bedroom is positioned at the front of the first floor. Two sash windows fill the room with light, while white-painted floors and walls create a wonderfully restful backdrop. Built-in shelving, a decorative fireplace and carefully selected furnishings bring character to the space, with the room's proportions allowing for a generous double bed and additional furniture.

The second bedroom overlooks the rear and continues the home's considered approach to storage and decoration. Bespoke shelving makes excellent use of the available wall space, while a sash window frames a leafy outlook. The room lends itself equally well to use as a bedroom, guest room or creative workspace.

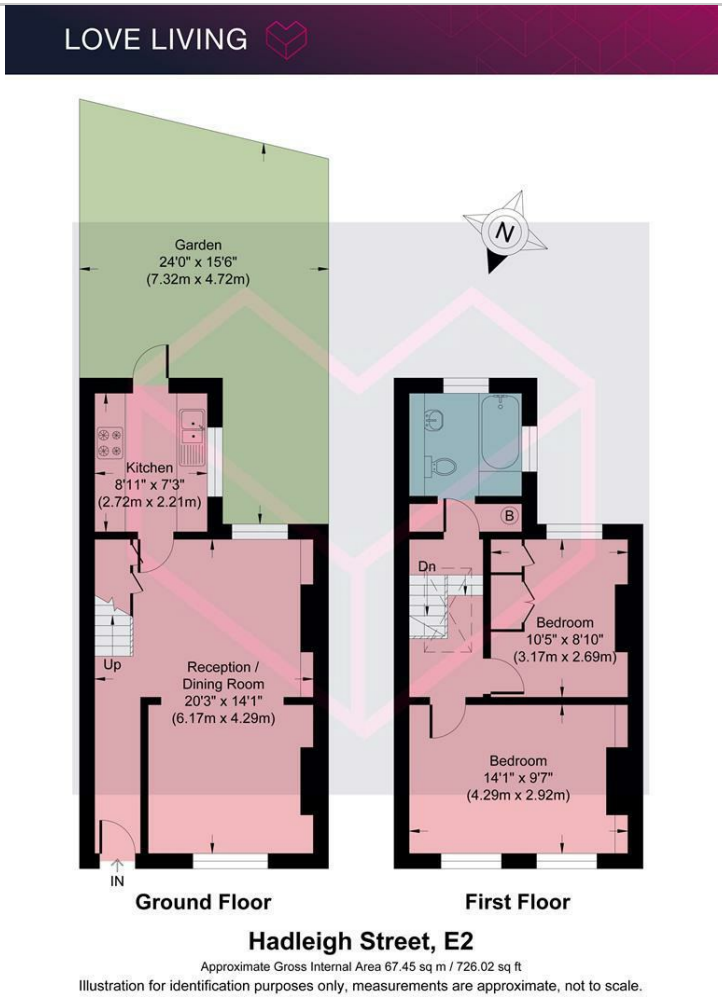
The bathroom is finished in a muted palette of warm grey Winckelmans tiles, with a full-sized bath and overhead shower, contemporary sanitaryware and a wall-mounted basin. Natural light filters through the windows, one of which being of full height frosted glass, while the simple material choices and greenery create a relaxed, almost Mediterranean atmosphere.



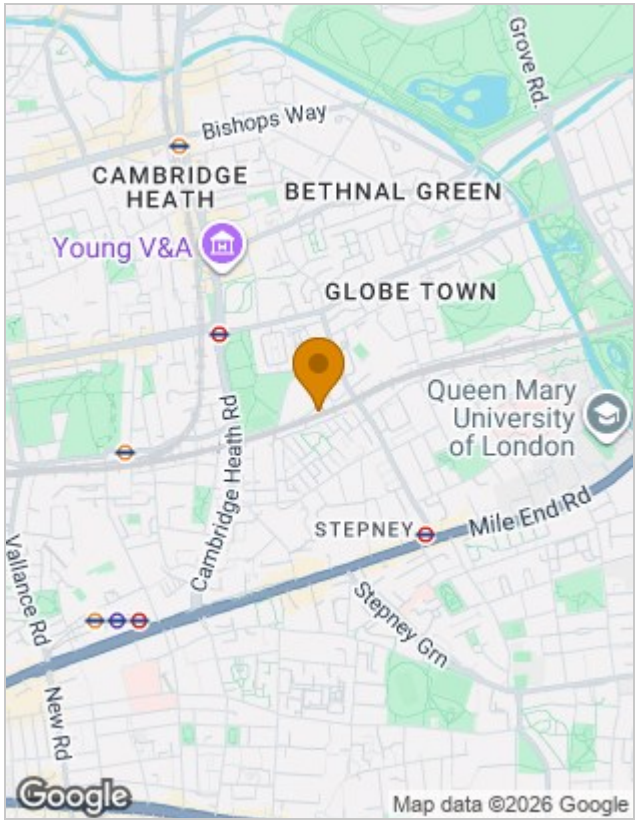




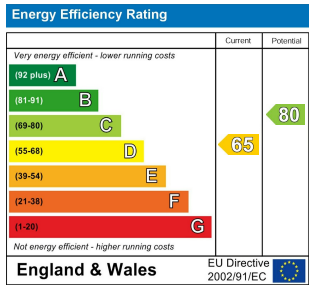
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

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