



Warner Place, E2
£2,500,000

Dexters



Warner Place, E2

A triple-fronted freehold property located on Warner Place. This converted pub is currently set up as a live-work unit arranged over three floors: basement, ground and first. The ground floor is a flexible working space, with a separate office, which leads onto the vast, west-facing, rear garden.

Located on the first floor is a large, open plan, dual aspect kitchen/reception. The kitchen benefits from tiled flooring with updated wood through the dining area. This area features two sets of French doors, one leading out to the custom built conservatory and the other leading to the staircase to access the garden below. Each of the three, large, double bedrooms retain their original herringbone wood flooring. Warner Place is a fantastic opportunity for anyone looking for a spacious family home or for an individual looking to develop a site.

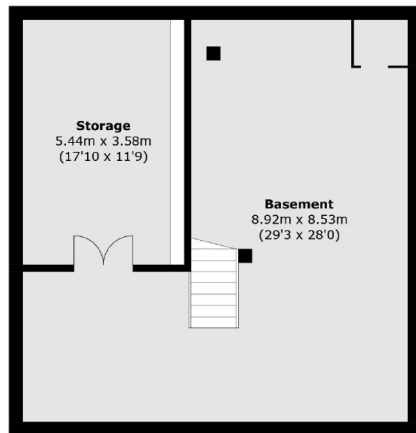
Warner Place is located off Hackney Road and is a short distance from Columbia Road Flower Market, with its abundance of popular cafés, shops and restaurants. Not to mention having easy access to Broadway Market and Victoria Park. Cambridge Heath Overground and Bethnal Green tube station are a half mile away offering fantastic links into the City, along with numerous bus routes.

Features

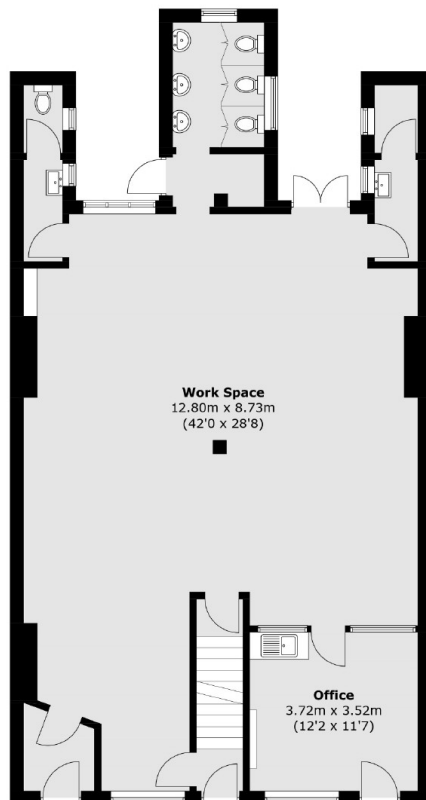
- Freehold
- Three Bedrooms
- Large Garden
- Development opportunity
- Live Work
- Wood Floors Throughout



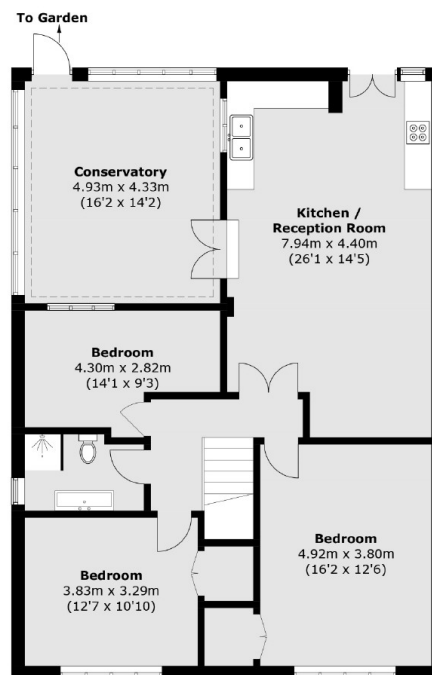
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Basement



Ground Floor



First Floor

Total area (approx.): 320.6 sq. m (3,450.8 sq. ft)

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Shoreditch
44 Great Eastern Street
London
EC2A 3EP
Sales
0207 483 6371

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