



Montclare Street, London, , E2 7ET

£550,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this Spacious Three Bedroom Apartment situated within this stunning Mansion Block.

Walton House forms part of the renowned Boundary Estate, constructed in 1893 around Arnold Circus as the world's first social housing scheme. Its striking Victorian architecture, with large sash windows and elegant brickwork, has made it one of East London's most iconic addresses. Today, it remains highly sought-after for its distinctive character and close-knit community atmosphere.

Montclare Street lies at the very heart of Shoreditch, just moments from Brick Lane, Redchurch Street, and Hoxton, placing some of London's best bars, restaurants, independent shops, and creative businesses on your doorstep. Spitalfields Market, Columbia Road Flower Market, and the vibrant nightlife of Shoreditch are all within easy reach.

For green space, Weavers Fields, Haggerston Park, and Regents Canal are within walking distance. Excellent transport links include Shoreditch High Street (London Overground) and Liverpool Street (Central, Circle, Hammersmith & City, and Metropolitan lines), ensuring swift access across London.

Internally the property is bright and spacious throughout with a large reception, Separate kitchen with dining area, Three bedrooms, Bathroom with separate w/c and ample storage throughout.



Reception

14'1" x 11'5" (4.3 x 3.5)

Kitchen/Dining

14'9" x 10'9" (4.5 x 3.3)

Bedroom One

11'5" x 8'10" (3.5 x 2.7)

Bedroom Two

13'9" x 7'6" (4.2 x 2.3)

Bedroom Three

11'5" x 6'6" (3.5 x 2.0)

Bathroom

W/C

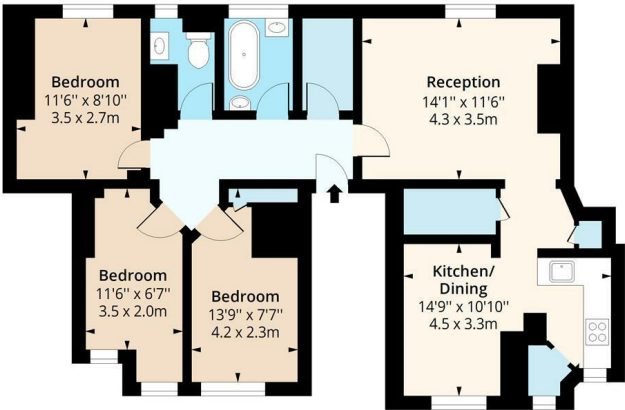
Material Information

Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Ground Rent £10.00 Per year
Annual Service Charge: £2,139.58 Per year
Council Tax Band: C



Walton House, E2

Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



Second Floor
Floor Area 850 Sq Ft - 78.97 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/2/2025



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 84		Very environmentally friendly - lower CO₂ emissions 84	
England & Wales		England & Wales	