



HUNTERS[®]
HERE TO GET *you* THERE

2 2 1

Teesdale Close, London, E2

£1,000,000



Set within an impressive Victorian former school conversion, this exceptional two-bedroom, two-bathroom duplex apartment offers approximately 1,323 sq ft (122.9 sq m) of character-filled accommodation, combining dramatic original proportions with contemporary living.

The standout feature is the magnificent reception room, where vast double-height ceilings and towering windows create an incredible sense of volume and flood the space with natural light. Measuring approximately 20'3" x 19'10", it provides a superb setting for both entertaining and everyday living.

The third floor also features a generous dining area and adjoining contemporary kitchen, while sections of the original wooden parquet flooring have been retained, adding warmth and character and providing a reminder of the building's heritage.

Arranged across the upper floor are two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite bathroom and walk-in wardrobe, while a second bathroom provides excellent practicality for guests or the second bedroom. The upper level also overlooks the dramatic double-height void below.

Minstrel Court is a striking period building with an attractive brick façade, oversized windows and distinctive architectural detailing. The apartment also benefits from the increasingly rare advantage of secure off-street parking.

Further enhancing its appeal, the property comes with a share of the freehold and benefits from a low service charge.

Teesdale Close is tucked away from the busier surrounding streets while being superbly positioned for Bethnal Green, Shoreditch, Columbia Road, Broadway Market and London Fields.

With its exceptional proportions, double-height ceilings, period character and secure parking, this is a genuinely distinctive East London home.



KEY FEATURES

- Stunning Victorian School Conversion
- Two-Bedroom Duplex Apartment
- Approximately 1,323 Sq Ft (122.9 Sq M)
- Spectacular Double-Height Reception Room
 - Vast Ceilings & Towering Windows
 - Secure Off-Street Parking
 - Share of Freehold
 - Low Service Charge
 - Original Wooden Parquet Flooring
- Quiet Setting Close to Shoreditch, Bethnal Green & Broadway Market









MINSTREL COURT

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING VOID)
THIRD FLOOR = 982 SQ. FT. (91.2 SQ. M.)
FOURTH FLOOR = 341 SQ. FT. (31.7 SQ. M.)
TOTAL = 1323 SQ. FT. (122.9 SQ. M.)



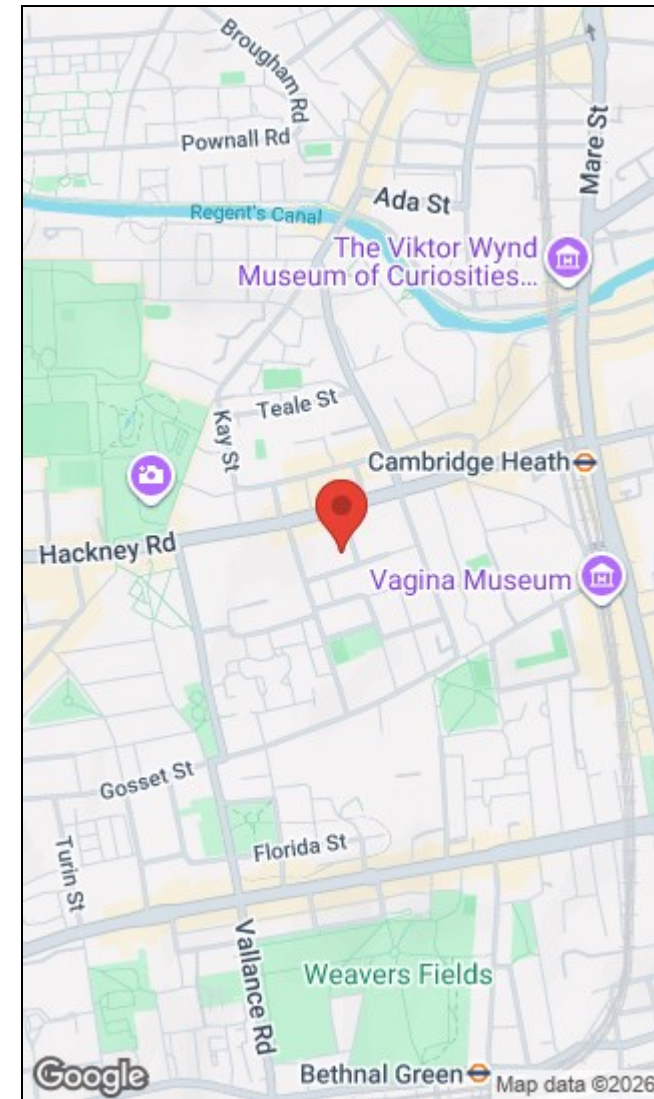
FOURTH FLOOR



THIRD FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hunters have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86			
		76			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

110 Curtain Road, London, EC2A 3AH | 020 7613 1798
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.