

# INIGO



## *St James Court*

BETHNAL GREEN ROAD, LONDON E2

SOLD

This delightful one-bedroom apartment is sited in a handsome Grade II-listed converted church on vibrant Bethnal Green Road. Space has been cleverly apportioned and interconnected, creating a set of vibrantly finished rooms with a good provision of storage. Set on Bethnal Green Road, the apartment is ideally located for exploring east London yet sits a short walk from the City. Both Bethnal Green Overground and Underground stations are within a nine-minute walk of St James Court.

### *Setting the Scene*

St James Court occupies the converted Church of St James the Great, which was designed by architect Edward Blore – perhaps best known for his work on Buckingham Palace, St James' Place and Windsor Castle. The building is formed of ruddy red brick and has stone dressings and attractive gables. In 1965, Reggie Kray and Frances Shea married at the church – a wedding that is thought to be one of few able to lay claim to having been photographed by David Bailey.

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St James Court is in a part of Bethnal Green that brims with local history. In front of the building is a Grade II-listed 'K2' telephone box, designed by Giles Gilbert Scott and dating to 1927. Opposite lies Bethnal Green stalwart E Pelicci – itself a Grade II-listed building – is known for its hearty and delicious food.

### *The Grand Tour*

From the street-level entrance, which has a video-entry system, are a set of well-maintained communal areas. The entrance hall is particularly lovely, with its 19th-century stained-glass window. There is lift and stair access to the second floor, where this apartment's private front door sits. Beyond is a hallway with walls washed in 'Hague Blue' by Farrow & Ball – a deep, inky hue that contrasts with Victorian-style geometric tiles underfoot.



Painted in the sky-blue counterpoint of Little Greene's 'James', the living/dining room is at the far end of the apartment and is wonderfully bright due to care of leaded original windows on two aspects; here, the deep red hue of the exterior brickwork peers through. Painted white, a dado rail snakes around the perimeter of the room.

At the rear of the room, a pair of bookshelves atop cupboards provide space for books and games; on the opposite end, an open hatch to the kitchen doubles as a convenient breakfast bar with space for two stools. Accessed from the hallway, the forest-green kitchen, finished in Farrow & Ball's 'Green Smoke' makes smart use of space with low and high-level units and integrated appliances.

The bedroom lies next to the living room and has two more exquisite leaded windows. On one side, storage is concealed behind a semi-sheer grey voile curtain.

A pop of pink douses the shower room and is well-paired with navy-blue cabinetry. Above the sink, a wall-mounted mirrored cabinet provides handy storage space.

### *The Great Outdoors*

The building is accessed via a communal entrance courtyard, planted with mature shrubs including spotted laurel and Japanese japonica. Bright daffodils appear in early spring.

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The ground-floor of the building also has secure bicycle storage.

### *Out and About*

St James Court is exceptionally located to make the most of Bethnal Green's brilliance. Beyond E Pelicci – conveniently sited across the street for weekend breakfasts and lunches – are a wealth of other places to dine, including Bistrottheque and Ombra. There are plenty of popular pubs in the local area, including The Bethnal Green Tavern and the Kings Arms.

Hackney Road lies a short walk to the north and is home to a brilliant pub, the , along with Sager and Wild, coffee shop , Dom's Subs, Equal Parts and and are well-regarded dining options here, while Straw and Milagros are popular places to shop. A branch of popular bakery Pavilion can also be found here – within easy reach for a morning's coffee and pastry dash. A short stroll to the west of Columbia Road are Redchurch Street and Arnold Circus, where bakery Jolene, restaurant and the likes of APC, Aesop and Labour and Wait can be found.

There are several green spaces nearby, including Weaver's Fields, Bethnal Green Garden (which lies next to the Young V&A), Haggerston Park and London Fields, with its heated lido. Victoria Park and the adjacent Regent's Canal are slightly further afield but still accessible on foot. There are also city farms in both Spitalfields, to the south, and on the edge of Hackney Road.

Transport options are excellent; both Bethnal Green Underground (Central line) and Overground (Weaver line) are nearby. Whitechapel station is only slightly further away and runs the Elizabeth, District and Hammersmith and City lines, along with the Windrush branch of the Overground. The area is also well-served by buses, and is within walking distance of the City, Liverpool Street and Old Street.

Tenure: Leasehold

Lease Length: Approx. 152 years remaining

Service Charge: Approx. £3,500 per annum

Ground Rent: Peppercorn



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Council Tax Band: C



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.