



Rhondda Grove, London, E3 5AP

Guide Price **£2,800,000**

**arley**  
property

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 3**

- Tredegar Square Conservation Area
- Four Bedrooms
- Elegant Period Features with Contemporary Finishes
- South-West Facing Private Garden
- High Ceilings and Oversized Sash Windows
- Quiet Tree Lined Street
- Moments from Mile End Station and Victoria Park

#### Grade II Listed Four Bedroom Georgian Townhouse

A substantial and well-appointed four-storey Georgian townhouse, set on Rhondda Grove, a sought-after residential street within the Tredegar Square Conservation Area, known for its architectural character and proximity to green open spaces.

Extending to over 2,600 sq. ft, the property offers generous and versatile accommodation arranged across four floors. The house has been thoughtfully refurbished, retaining a number of original features while incorporating modern finishes suited to contemporary living.

The raised ground floor is arranged as a formal reception level, with a dual aspect principal reception room benefitting from high ceilings, large sash windows and feature fireplaces. Natural light is a defining feature here, with views to both the front and rear. A separate study sits to the rear of this floor, providing an ideal workspace or reading room, with access onto a private roof terrace.

The lower ground floor has been configured to create a more informal living and entertaining space. The open plan kitchen and dining area forms the centrepiece of the home, designed with both functionality and sociability in mind. Folding doors open directly onto a private south-west facing garden, allowing for a seamless connection between internal and external spaces during the warmer months. The kitchen itself is fitted with contemporary cabinetry and high-quality work surfaces, complemented by a polished concrete breakfast bar area. Also on this level is a separate media or cinema room, a utility room, additional storage and access to the front garden.

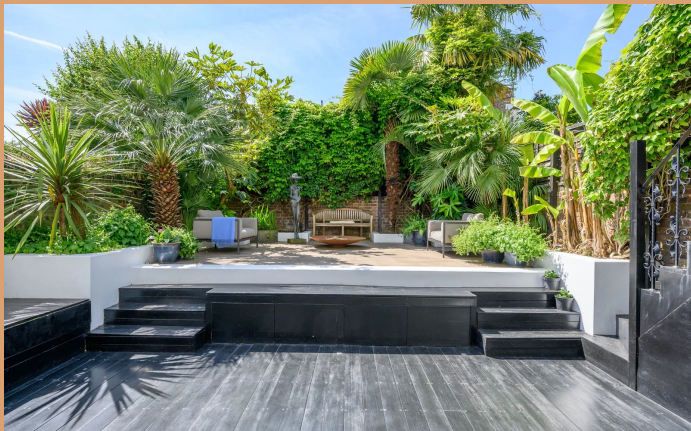
The upper floors provide well-proportioned bedroom accommodation. The first floor comprises two double bedrooms, both featuring period fireplaces, served by a modern shower room finished in a clean, contemporary style. The top floor is currently arranged as a generous principal bedroom suite, spanning the full width of the house. This space includes bespoke fitted wardrobes, a freestanding bath and a separate walk-in shower. The layout has been designed with flexibility in mind and could be reconfigured to create two bedrooms, subject to a buyer's requirements.

Throughout the property, there is a consistent attention to detail, with features including underfloor heating, integrated sound system, smart lighting controls, solar panels and bespoke joinery, all contributing to a well-considered and practical home.


Externally, the rear garden enjoys a south-west facing aspect and has been landscaped to provide a low-maintenance outdoor space suitable for both entertaining and day-to-day use. The front of the property is set back from the road, further enhancing the sense of privacy.

Rhondda Grove is well positioned for access to Mile End Underground Station, offering Central, District and Hammersmith & City line services, providing direct routes into the City and West End. The open green spaces of Mile End Park and Victoria Park are both within easy reach, along with a range of local amenities including independent cafes, restaurants and well-regarded public houses.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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