



**STIRLING  
ACKROYD**

## **FOR SALE**

**The John Denham  
Building, St Clements  
Hospital, Mile End Road,  
London, E3 4LH**

4,036 sq ft

Iconic Grade II listed long  
leasehold building for sale



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

This iconic John Denham building comprises a two story building which was built in the early 19th century. The building is being restored back to shell and core condition and retains the Grade II listed period characteristics. This stunning property contains striking original features such as a belvedere tower and lower flanking wings, making it suitable for a variety of A1/A3 and D1 uses.

The building comes complete with a stunning main hall with high feature ceilings and an abundance of natural light. The front and rear of the building has a landscaped communal garden with additional water features.

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## Location

Located in the popular London Borough of Tower Hamlets, the property is situated approximately 300m away from both Mile End Road and Bow Road Underground Stations. Both stations have great access into Central London, benefiting from Central, District and Hammersmith and City lines in addition to the DLR network located a short walk away at Bow Church. The area will soon also benefit from the new Crossrail Station at Whitechapel, which is only two stops away on both District and Hammersmith and City lines.

As well as benefiting from fantastic transport links, the area boasts a multitude of local amenities such as coffee shops, restaurants, hotels and health services.

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## Key points

- Rare opportunity to acquire a historical period property
- Grade II listed building
- Landscaped communal garden
- Rear entrance water features
- A1/A3/D1 use permitted
- Close to transport links
- Close to local amenities such as coffee shops, restaurants, hotels and health services
- Built in the early 19th century





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## Rents, Rates & Charges

Price	Offers in excess of £1,500,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	On application

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## Viewing & Further Information



**Harry Mann**  
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