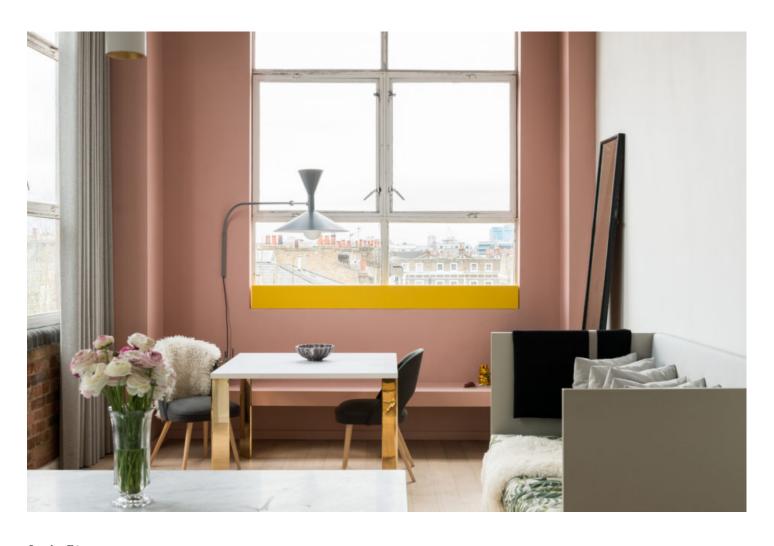
THE MODERN HOUSE



London E9 Sold

King Edward's Road II

Favourably positioned on a quiet corner of a converted warehouse between London Fields and Victoria Park, this two bedroom live/work apartment has been beautifully realised by architect Jenny Jones. The light-filled engaging interior has exposed concrete ceilings, huge original factory windows and double-height spaces. The apartment faces south with a long view towards the City.

The space has been cleverly configured to include two bedrooms, a living and dining area, an elegant kitchen, and bathroom. The master bedroom is positioned on a galleried mezzanine level, accessed via a discreet staircase from the entrance hall. The second bedroom is currently configured as a home office. There is a useful self-contained storage space tucked away above the entrance hall.

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East London, London Sold

King Edward's Road II

The space is immaculately conceived, with a clear and bold attention to detail. The soft pink colour of the front wall with its yellow window box reference a Corbusian concept, and sit alongside a palette of concrete, marble, brass and oak. A fluted sash window lets light into the bathroom from the living area. The sofa and dining table were designed specifically for the space. There is underfloor heating throughout.

The apartment has a designated parking space in the secure underground car park that is included in the lease.

Five King Edward's Road is one of Hackney's most soughtafter warehouse conversions. Formerly a 1920's clothing factory, it has been converted into 89 units. It is now home to a diverse community of residents, from artists and designers to architects and lawyers.

The building is located very close to the green spaces of London Fields, which has a popular heated Lido, and Victoria Park. The Regent's Canal path is few minutes' walk to the south. Nearby Broadway Market, has a reputation for excellent places to eat and drink, and hosts a food market on Saturdays.

London Fields Overground station offers direct trains to Liverpool Street, and Bethnal Green Underground station has excellent links to central London via the Central Line. The open spaces of London Fields and Victoria Park are a short walk away, as are the shops, pubs and vibrant local life of Broadway Market and Victoria Park Village.

Tenure: Leasehold Lease length: approx. 105 years (125 years from September 1997) Service charge: approx. £1979.64 per annum Ground rent: approx. £100 per annum

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".