

THE MODERN HOUSE



*London E9
Sold*

King Edward's Road III

Occupying a rare ground-floor position in one of Hackney's most sought-after warehouse conversions, this light-filled live/work apartment, with private rear garden, has a wonderfully engaging interior with exposed concrete, huge original factory windows and double-height ceilings.

Entrance to the apartment is via a well-maintained communal hallway. The internal space, measuring around 802 sqft, is arranged over two levels. The lower level is configured as open-plan living space, with a double-height dining area that opens onto the rear garden. The kitchen is beautifully crafted from melamine-faced plywood, with high-level storage. Also on the ground floor is a bathroom, neatly tiled and equipped with a bath and shower.

Accessed via an open-tread staircase, the upper level is constructed as a steel mezzanine that looks over a gallery rail to the floor below. There is a bedroom, with leafy views over the gardens behind, and a separate study area that has plenty of storage.

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There is a parking space in the underground car park included in the lease.

Formerly a 1920's garment factory, the building has been converted into 84 units. It is now home to a diverse community of residents, from artists and designers to architects and lawyers.

The apartment 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

East London, London
Sold

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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”.