

THE MODERN HOUSE



*London E8
Sold*

Cyntra Place

Brilliantly located on Cyntra Place, a gated mews close to London Fields, is this wonderfully bright apartment, comprising part of a converted Victorian factory. The space retains many of the materials and much of the essence of its industrial past including high ceilings, south-facing Crittal windows, exposed-brick walls and a generous entertainment space.

The apartment is accessed via a secluded shared courtyard. Internal accommodation extends to approximately 870 sq ft, arranged as an expansive open-plan kitchen, living and dining area. A corridor with discrete floor-to-ceiling wardrobes leads to the bedroom and bathroom. Both have exposed brick walls, and the bathroom, a recessed arch, into which timber shelving has been built.

All rooms have exposed brick walls and narrow-board oak flooring. Bespoke joinery has been carefully integrated through the apartment, offering ample amounts of storage, as well as a small study and library area.

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The apartment is close to the popular green spaces of London Fields and Victoria Park. There are many fantastic restaurants locally, notably Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Broadway Market, which is a short walk away, along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, while the recently opened Mare Street Market, less than a minute's walk from the apartment, is a thriving community hub containing a restaurant, wine bar, deli and a selection of boutique shops.



Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 998 years remaining Service Charge: approx. £1,200 per annum covering building insurance, cleaning and maintenance services for communal areas, including bike store. This also includes payment into a sinking fund. Parking: Residents are able to park in the mews but only on a temporary basis. Council Tax Band: D



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”.