

THE MODERN HOUSE



Sigdon Road, London E8
Sold

Albion Works I

Positioned on the second floor of a converted 1900s factory building is this wonderfully engaging one-bedroom apartment with exceptionally high ceilings and plenty of original character.

The current owners have completely refurbished the space, being careful to retain the essence of a loft apartment.

Access to the building is via electronic security gates and through a communal courtyard. Once inside the apartment there is an entrance lobby with storage cupboard, leading to the living accommodation, which is open-plan but loosely divided into separate areas for cooking, eating and sitting. There are high-level cupboards on one side of the main room, and opposite are two enormous pairs of double-glazed sash windows. Before converting to residential use, the building was used as artist studios owing to the abundance of natural light.

The bedroom is a wonderfully bright space, with a similarly large sash window that faces east. An alcove provides useful space for a wardrobe.

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The flat has beautiful wide floorboards throughout, installed and stained by the current owners. There is also a new kitchen, and a bathroom with walk-in shower and a striking yellow lino floor.

Albion Works has a convenient location between the open spaces of Hackney Downs and London Fields, with Broadway Market to the south, Dalston to the west and Clapton to the east. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes, and Dalston Junction on the East London Line is also within walking distance.



The area as a whole has been the subject of significant investment, including a new fashion hub designed by Adjaye Associates on nearby Chatham Place.

Tenure: Leasehold Lease Length: 189 years Service Charge: approx. £1,022 per annum (£85.12 per month)



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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”.