

THE MODERN HOUSE



Sigdon Road, London E8
Sold

Albion Works III

Positioned on the fourth floor of a converted 1900s factory building, this wonderfully proportioned one-bedroom apartment forms part of Albion Works, a set of beautiful loft-style apartments in the heart of Hackney.

Access to the building is via electronic security gates and through a communal courtyard. Once inside the apartment, the effect of high ceilings and large windows is immediately apparent. A modern kitchen has large factory windows facing north-east, drawing in plenty of natural light and the living room shares a similar aspect, looking out towards Hackney Downs beyond.

Before its conversion to residential use, the Albion Works was used as artist studios owing to the abundance of natural light throughout. Nowhere is this more evident than in the bedroom, a wonderfully bright space, with similarly large factory windows. There are also large built-in wardrobes in this room, providing excellent amounts of storage space, in addition to an attic above.

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There is parking space available underneath the building as well as a secured bike storage space at ground level.

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. Hackney Central and Dalston Junction on the East London Line are 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: approx. 106 years
Service Charge: approx. £1,350 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”.