

THE MODERN HOUSE



*London E9
Sold*

Bramshaw Road

This fantastic two-bedroom apartment is located on the top two floors of a converted Victorian mews house, a stone's throw from Well Street Common and Victoria Park.

The mews is set back from the road, in the grounds of a handsome redbrick school, built c.1900, which has since been converted into apartments. Entry to the maisonette is through its own entrance on the ground floor, which leads upstairs to the open-plan kitchen, sitting and dining room. The living space towards the front of the apartment is a wonderfully bright room, drawing light from two large sash windows. A glazed stable-door opens out onto a Juliette-balcony, with views towards the park. Wood flooring runs throughout the first floor of the apartment.

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Upstairs, there are two double-bedrooms. Both rooms have high ceilings, lending a liberating sense of volume and allowing the master bedroom to incorporate a mezzanine level. This is a flexible space which could be used as a snug/cinema room, or for further storage. The second bedroom is currently being used as a study; it has high dormer windows and, situated at the back, is very quiet. A family bathroom is shared by the two bedrooms.

The area has a quiet, almost village-like quality, as a result of its proximity to Victoria Park, the canal and various farmer's markets. Despite this, the apartment is only a ten minute cycle into Shoreditch and the city.



There are many fantastic restaurants locally, such as Lardo and Raw Duck on Richmond Road, Pidgin, Cornerstone and Casa Fofo. Nearby Victoria Park Village has some brilliant food shops including the butcher's, The Ginger Pig, and fishmonger, Jonathan Norris. The weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and The Grand Howl on Well Street serves fantastic coffee.

Homerton station, a six minute walk away, 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 Lease Length: approx. 112 years remaining Service Charge: approx. £590 per annum Ground Rent: approx. £400 per annum Council Tax Band: C



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”.