London E5
Sold

Chatsworth Road

Occupying the second and third floors of a former pub on sought-after Chatsworth road, is this incredibly bright two-bedroom apartment. The property was adapted in 2012 to a volume-enhancing design by architect Mark Zudini, cleverly combining raw structural materials with large amounts of glazing throughout.

The expansive open-plan living area has exposed brick walls and is centred around a soaring void with large, electric skylights. The kitchen is constructed largely of reclaimed timber and contains a floor-to-ceiling window supplying further light from the west.

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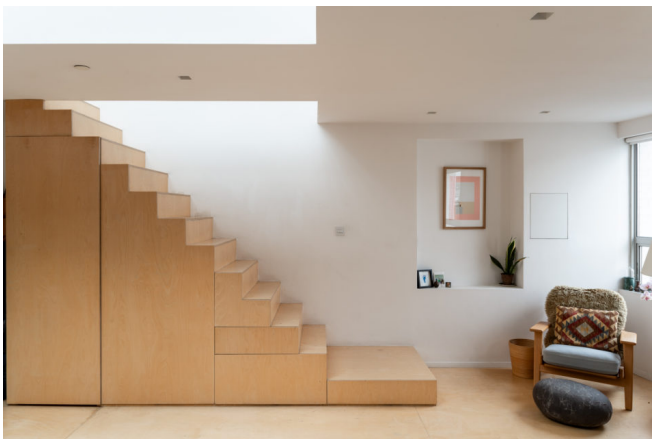

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Ascending to the upper level is a plywood staircase which also conceals a WC and storage space. The two bedroom areas are on opposing sides of the apartment and are bridged by an open platform, also in birch plywood. From the master bedroom, a large glass wall overlooks the living space below. Next to it is a shower room, and across the overpass is a second bedroom with access to a south-facing balcony. There is also potential for a roof terrace, subject to the relevant permissions, which would offer incredible views across the London skyline.

Chatsworth Road runs north from Homerton to the green fields of Clapton and Leyton Marshes. It offers a lively gauntlet of independent shops, cafes and restaurants such as Shanes and Jim's Cafe, and specialist food suppliers L'epicerie and Organico. There is an excellent Sunday market and a number of good pubs in the area such as The Elderfield, Adam & Eve and The Spread Eagle, London's first vegan pub.

The apartment is situated a short walk from Homerton station and a ten-minute walk to Hackney Central and Hackney Downs, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Leasehold Lease Length: approx. 195 years Service Charge: approx. £500 per annum Ground Rent: approx. £500 per annum

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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".

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