

THE MODERN HOUSE



*London E9
Sold*

King Edward's Road

This exciting live/work apartment is quietly situated on the first floor of a converted warehouse between London Fields and Victoria Park. It has a light-filled and engaging interior, with exposed concrete ceilings, steel trusses, huge original factory windows and double-height spaces.

The space has been cleverly configured to include two bedrooms, a living and dining area, a kitchen, study and bathroom. The second bedroom and study are positioned on a galleried mezzanine level, accessed via an open-tread staircase. The high ceilings afford plenty of space for built-in storage.

The apartment has a designated parking space in the secure underground car park.

Five King Edward's Road is one of Hackney's most sought-after warehouse conversions. Formerly a 1920's clothing factory, it has been converted into 89 units. It is now home to a diverse community of residents, from artists and designers to architects and lawyers.

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The building is located very close to the green spaces of London Fields, which has a popular heated Lido, and Victoria Park. The Regent's Canal path is few minutes' walk to the south. Nearby Broadway Market, has a reputation for excellent places to eat and drink, and hosts a food market on Saturdays.

London Fields Overground station offers direct trains to Liverpool Street, and Bethnal Green Underground station has excellent links to central London via the Central Line. The open spaces of London Fields and Victoria Park are a short walk away, as are the shops, pubs and vibrant local life of Broadway Market and Victoria Park Village.

Tenure: Leasehold Lease Length: approx. 105 years (125 years from September 1997) Service Charge: approx. £1979.64 per annum Ground Rent: approx. £100 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”.