

THE MODERN HOUSE



*London E9
Sold*

King Edward's Road V

Favourably positioned on a quiet corner of a converted clothing factory is this incredibly bright one-bedroom live/work apartment in Hackney. The apartment retains all the hallmarks of warehouse-style living, including the exposed, double-height concrete ceilings and expansive steel-framed factory windows, both of which allow swathes of natural light to pour deep into the plan. The building lies between London Fields and Victoria Park and is conveniently located for some of London's most sought-after green spaces.

The Building

A former 1920s clothing factory, Five King Edward's Road is one of Hackney's most desirable warehouse conversions. Comprising 89 apartments, the building faces south and as such, the apartment benefits from long and expansive views out towards the City and excellent levels of light.

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The Tour

Accommodation is arranged in an open warehouse style across a lateral floor and a mezzanine level. Upon entry, there is space for hanging coats, and a separate modern bathroom is located to the left.

At the heart of the apartment is a magnificent open-plan living and dining room. Dual-aspect ceiling-height windows flood the room with light and amplify the sense of volume. The room is incredibly versatile and currently also serves as an office, ideal for home working. There is plenty of storage; across one wall, a series of cleverly conceived hidden cabinets sit alongside a large bespoke bookshelf, forming an impressive focal point. Sleek white cabinetry in the kitchen adds to the materiality of the space, and metro tiles complete the scheme. Hardwood flooring runs throughout this level.

The bedroom is positioned on a galleried mezzanine level, accessed via a spiral staircase. A large self-contained walk-in wardrobe is conveniently located off the bedroom.

The apartment has a designated parking space in the building's secure underground car park included in the lease.

The Area

The building is close to two of the most popular green spaces in East London: London Fields, which has a popular heated Lido, and Victoria Park.

There are many fantastic local restaurants, notably Elliot's, Bright and Mare Street Market, less than a five-minute walk away on Mare street. Much loved Cafe Cecilia and Bistrottheque are slightly further afield. Weekly markets take place at nearby Victoria Park and Broadway Market. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

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. Haggerston and Dalston Junction Overground are also nearby and run direct services to Stratford and Highbury & Islington.

Tenure: Leasehold Lease length: 99 years approx. remaining
Service charge: approx. £4600 per annum Ground rent:
approx. £200 per annum Council tax band: D

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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”.