

THE MODERN HOUSE



Morris Road, London E14
Sold

Limehouse Cut

This beautifully proportioned penthouse apartment on Morris Road has been elegantly refurbished to create a bright and expansive living space, surrounded on two sides by an impressive private roof terrace. The apartment is located in one of the East End's original warehouse conversions, formerly the old Spratt's dog biscuit factory, which was converted by a consortium of artists in the 1980s and sold as shells to painters and sculptors, many of whom still live and work in the building today.

The Tour

Situated on the top floor, with wonderful views of the London skyline, the apartment is accessed through a gated courtyard that contains demised parking for residents. This building also has a large communal roof garden. There is lift access to all floors.

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The apartment has a fantastic sense of volume owing to an exposed double-height pitched roof, punctured with high-level windows that bathe the space in light. The main living areas are positioned on the lower level, while a generous mezzanine provides a dramatic space for the bedroom that has access to a southeast-facing balcony. A half-level up is a smaller, contained space, which can be used as a second bedroom, study or dressing room.

Adjoining the main reception room is a cleverly designed conservatory that the current owner uses as a ceramics studio. The glazed roof maximises the intake of natural light and provides an additional space that can be contained from the otherwise open-plan living arrangement.

The Area

The apartment is situated on the Limehouse Cut Canal in a vibrant area undergoing major redevelopment. Recently redeveloped Bartlett Park is close by, with grass sports pitches and a wildflower bank. Within 10 minutes' walk are Crisp Street Market, designed by Frederick Gibberd and built as part of the 1951 Festival of Britain, and the recently renovated, Grade II-listed Poplar Baths & Leisure Centre. The canal path runs to Limehouse Marina in one direction and Bromley by Bow and the historic Three Mills Island in the other. There are plenty of local parks and green spaces in the area, with Mile End and Victoria Park a short walk away. The shops and restaurants of Canary Wharf are nearby and can be reached on foot or by DLR from Langdon Park.

The Jubilee Line and London Overground can be accessed at Canary Wharf, for quick journeys into central London, Stratford and Shoreditch.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 965 years Service Charge: approx. £2,600 per annum (includes sinking fund of approx. £801) Parking: this apartment comes with the use of a space in the underground car park



*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”.