

THE MODERN HOUSE



*London E14
Sold*

Morris Road

This beautifully proportioned two-bedroom apartment on Morris Road has been comprehensively refurbished to provide bright and expansive living space of over 1,800 sq ft. It is located in one of the east end's original warehouse conversions, formerly the old Spratts dog biscuit factory which was originally converted by artists in the 1980s and sold as shells to painters and sculptors, many of whom still live and work in the building today.

Situated on the second floor, the property is accessed through a gated courtyard, with demised parking for residents, and via lift from the communal hall. The space is predominantly arranged in a lateral open plan with engineered oak flooring and underfloor heating across the entire lower level. Ceiling heights of over three and a half meters provide a wonderful sense of volume, and huge original Crittall windows, with views of Canary Wharf, flood the space with light.

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Reflecting the building's industrial past, exposed brick walls are retained in the main reception, and copper piping, removed during the renovation, has been cleverly recycled to create bespoke lighting throughout. The kitchen is by Miton Cucine and pairs concrete cabinet doors with quartz worktops. Appliances are by Siemens.

A Japanese-style, oak-frame sliding door opens to the master bedroom. Behind a glazed wall is a bathroom with walk-in shower, double sink and free-standing bath. A row of wardrobes provides plenty of storage and one of the mirrored doors doubles as a discreet hidden television screen. An open-tread steel staircase leads up to the second bedroom, which has wardrobes finished in walnut and remote-operated Velux roof-lights overhead. Residents of the building have the use of a large communal roof terrace with seating areas and far-reaching views.

The apartment is situated on the Limehouse Cut Canal in a vibrant area undergoing major redevelopment. Within ten minutes' walk are Christ 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 lots 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 also be accessed at Canary Wharf, for quick journeys into central London, Stratford and Shoreditch.

Tenure: Share of freehold Lease Length: approx. 966 years
Service Charge: approx. £3,308.16 (including £1,020 sinking fund)

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”.