

THE MODERN HOUSE



*London E5
Sold*

Pembury Place

With a superior corner position on the top floor of this five-storey block, this one-bedroom apartment with a large balcony forms part of a striking redevelopment completed in 2007 by Fraser Brown Mackenna.

The interior space has been completely redesigned by the current architect owner, creating a large open-plan living area containing a bespoke kitchen at one end and seating area and balcony at the other. The double bedroom, with built-in wardrobes, also has a door to the balcony.

There is a simple modern bathroom and separate utility cupboard both accessed from the wide entrance hall. The design is clean and contemporary, with exposed concrete ceilings and grey lino floors. The neatly configured kitchen has plywood worktop and bespoke shelving.

This particular apartment has a reserved parking space in the secure car park at the foot of the building. There is lift access to all floors.

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The building is on the site of a former construction compound owned by the Peabody Trust. There are 30 units in the block, all double aspect to maximise both the natural light and the views from west-facing balconies. The recognisable inclined façade on Pembury Place cantilevers over a timber plinth.

The apartment is very well located in central Hackney, next to the green spaces of Hackney Downs and the independent bars, cafes and restaurants of Dalston and Hackney Central. London Fields, Broadway Market and Victoria Park are a short walk.



Hackney Downs is the nearest station, running London Overground services to Bethnal Green, for access to the Central Line, and Liverpool Street. Hackney Central, also nearby, has Overground services to Stratford, in one direction, and Highbury & Islington in the other.

Tenure: Leasehold Lease length: approx. 116 years remaining Service charge: approx. £1,344 per annum (£112 per month) Ground rent: approx. £50 per annum



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”.