

THE MODERN HOUSE



Rutland Road, London E9
Sold

Royal Gate Apartments II

This wonderful apartment is configured across the first and second floors of Royal Gate Apartments, a Victorian school conversion in the heart of Victoria Park Village. The apartment is characterised by soaring, double-height ceilings and vast windows, allowing an abundance of natural light to illuminate the open-plan living area and mezzanine level. The current owners have carefully renovated the interior spaces, adding a striking monochrome colour palette and sympathetic materials that celebrate the original fabric of the building.

The Building

Royal Gate Apartments was formerly known as Lauriston Road School and was built in 1891 to a design by T.J. Bailey. The central architectural impression is derived from a Queen Anne period house of generous and dignified proportions, but with various idiosyncratic elements, particularly in the asymmetric gables on the eastern, southern and northern aspects. Royal Gate Apartments is often used as a location for television and film, most recently in the BBC series, *I May Destroy You*.

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The Tour

The building is positioned on Rutland Road, less than a minute's walk from the cafes, restaurants, delis and shops of Victoria Park Village. Access is on the first floor via a communal staircase and lobby area.

Upon entry, a generous dining space opens to a dramatic living area with exposed brick walls, and floor-to-ceiling windows at the rear, which bathe the space in natural light. Behind a curved wall lies a generous double bedroom, currently being used as a study, with original windows and plenty of storage in the form of sleek built-in wardrobes.

A staircase ascends to the mezzanine level, positioned behind steel wire balustrades. A wonderfully open room, it has elevated views across the living spaces and through the double-height windows opposite. The exposed brick walls continue here, chiming harmoniously with whitewashed walls and sisal carpet underfoot. There are useful built-in cupboards and a deep-shelf at the rear. This is a versatile space that can easily be used as a study area or second living space. A second bedroom sits to the left of the staircase, at the front of the plan, painted in graphite by Benjamin Moore. There are further built-in cupboards and draws with brass handles.

A recently renovated kitchen sits to the right of the front door, with ink coloured shaker-style cabinetry, brass fixtures and polished granite work surfaces. Appliances are all by Neff, and there is a boiling water tap by Quooker. Open oak shelving overhead provides easily accessible storage.

The main bathroom has also been subject to a complete redesign. The walls have also been painted in graphite, working in vivid contrast with the off-white Bert & May tiles that clad the bathtub and splashback. Brass fixtures by Watermark Collection and wooden shelving add a sense of warmth to the palette, and there are linseed Marmoleum floors underfoot.

The apartment comes with its own parking space in a gated off-street car park within the grounds of the building.

The Area

Victoria Park Village remains one of east London's most desirable neighbourhoods. There is a wonderful array of organic cafes, shops and delis, including a Ginger Pig butcher's and Gail's Bakery. In addition, there are numerous excellent pubs, including The Lauriston, The Empress and The Royal Inn on the Park. In the warmer months, the village comes into its own, attracting residents from across east London to the park's green open spaces and the village's vast array of picnic provisions.

The closest stations are Cambridge Heath or London Fields, both running London Overground services to Liverpool Street in under 15 minutes. Numerous bus routes run citywide from Victoria Park Road and Mare Street.



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Tenure: Leasehold Lease Length: approx. 104 years remaining
Ground Rent: approx. £400 per annum Service Charge: approx. £3500 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”.