

THE MODERN HOUSE



Rutland Road, London E9
Sold

Royal Gate Apartments

This wonderful two-bedroom apartment is configured across the second and third floors of Royal Gate Apartments, a Victorian school conversion in the heart of Victoria Park Village.

The apartment's most striking features are undoubtedly the soaring, double-height ceilings, which define the open-plan living areas. Exposed brick runs along one wall and two tiers of glazing bathe the spaces in natural light. A mezzanine positioned above accentuates the sense of height, positioned behind elegant balustrades of oak and steel wire.

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.

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Access is gained on Rutland Road, less than a minute's walk from the cafes, restaurants, delis and shops of Victoria Park Village.

Upon entry, a generous entrance hall opens up to a dramatic living space. There are floorboards of engineered oak underfoot and a large brick chimney breast which stretches up across two storeys. A contemporary kitchen with stainless steel units, solid oak worktops and a butler sink is positioned just beyond. There is also a guest bedroom and a shower room with W/C on this floor.

The third floor is configured around a galleried landing which looks down over the living space below. The current owners have configured a home office at one end of this space, capitalising on the flow of natural light and elevated views towards Victoria Park. The master bedroom is generously proportioned and has an adjoining dressing room. In addition to the main bathroom on this floor, there is also a further office space, which the current owners have fitted out as a playful bar and library, perfect for "after-work drinks."

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

Royal Gate Apartments is quite often used as a location for television and film, most recently in the BBC series, *I May Destroy You*.

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 butchers 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 really 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 fifteen minutes. Numerous bus routes run citywide from Victoria Park Road and Mare Street.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 105 years remaining Service Charge: approx. £3,585 per annum Council Tax Band: E



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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”.