

THE MODERN HOUSE



*London E3
Sold*

Ruston Street

Brilliantly situated a short walk from Hackney Wick and the green open spaces of Victoria Park is this lovely three-bedroom apartment with private garden. Set within a purpose-built block around communal lawns, accommodation is arranged over two floors and extends to approximately 840 sq ft.

Entry is on the ground floor and to a semi-open plan arrangement. There is a kitchen to the right and living/dining room beyond, with cork flooring throughout. Beneath a steel beam is an opening adjoining the east-facing kitchen and west-facing living room, flooding the space with natural light throughout the day. Glazed sliding doors provide access to a private paved garden.

Bespoke plywood joinery forms much of the storage in the bedrooms, bathroom, and beneath the staircase which ascends to the first floor and retains its original balustrade. The upper level has three bedrooms, one currently used as a study, and a combination of stripped and painted-timber floorboards.

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East London, London
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Ruston Street is approximately two minutes' walk from Victoria Park which is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range restaurants and shops. The vibrant cafes and canal-side bars of Hackney Wick are approximately 11 minutes' walk, with the amenities of the Olympic Park are around 20 minutes' walk.

The area has a variety of transport links. Hackney Wick runs London Overground services to Highbury and Islington in around 10 minutes and Stratford International in approximately six minutes. Pudding Mill Lane and Bow Church provide Docklands Light Rail services to Canary Wharf, and District Line and Hammersmith and City services are available from Bow Road Station, all of which are approximately 15 minutes' walk.

Tenure: Leasehold Lease Length: approx. 92 years Service Charge: approx. £1,000 per annum Ground Rent: approx. £10 per annum

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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”.