#### THE MODERN HOUSE



Arbery Road, London E3

## **Schoolbell Mews**

Quietly situated in the Medway conservation area, this onebedroom apartment with exciting double-height accommodation is housed in the former gymnasium of a converted school dating back to 1860.

The flat is entered on the first floor. It has a favourable position in the building, with walls that don't abut any of the neighbouring apartments.

Upon entering, there is a hallway with coat storage, and a modern bathroom to one side. The wonderful reception room has ceilings almost 5m in height, with huge southfacing sash windows looking onto an Assembly Hall and an Arts & Darts building. It retains the original parquet floor of the gymnasium, with a wall of full-height shelving at one end and a storage cupboard beneath the stairs.

The kitchen is situated on the mezzanine, and the sleeping area is alongside, with the two spaces separated by a curtain. The apartment was refurbished approximately three years ago by the designer Thomas Downes.

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East London, London Sold

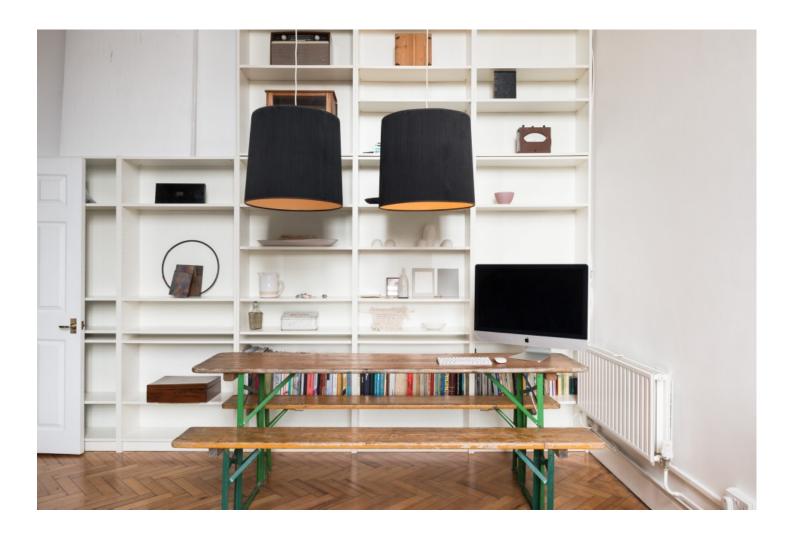
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There is a bicycle store on the ground floor of the building. Major works have recently been completed, including external redecoration and roof repairs.

The apartment has a peaceful location along a tree-lined residential street, close to the amenities of Roman Road. Mile End station (Central Line, District and Hammersmith & District and Hammersmith amp; City) is a short walk away to the south, and the open spaces of Victoria Park are just to the north.

Tenure: Leasehold Lease: approx. 93 years remaining Service charge: approx. £1,860 per year Ground rent: £150 per year

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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".