

THE MODERN HOUSE



*London E7
Sold*

Sprowston Mews III

Please note that we are unaware of any lenders providing mortgages on this apartment at the present time.

This fantastic newly-completed apartment, built to a design by Matheson Whiteley architects, is found on Sprowston Mews in Forest Gate. The project transformed a former furniture workshop into four bright contemporary living spaces, as well as two creative workshop spaces. This particular apartment is on the top floor and has a large south-facing terrace.

Forest Gate station is within five minutes' walk, due to provide a direct service to London Paddington as part of Crossrail.

Sprowston Mews has become sought-after by self-builders and architects alike, inspired by the tradition of experimental building on London's Mews in the 1960s, and drawn to the wonderfully quiet location and opportunity to create a new creative community in the East End.

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Apartment Three is located on the second floor of the building. Entry is to a shared stairwell, with terracotta tiled floors and a walnut handrail that leads upward.

A large living room and kitchen open to the left of the entrance hall, with considered kitchen units that conceal Neff and Zanussi appliances running down one side of the room. Adjacent to this space is a bedroom, well-suited to a use as a home office or second living room. Elegant five-finger parquet runs underfoot throughout, paired with soaring warm-hued ceilings hewn from natural wood.

At the far end of the plan are two further bedrooms, one an en-suite shower room. This, along with the family bathroom, is fitted with Duravit taps and pale ceramic tiles that are consistent with the considered approach taken throughout.

There is a sincere appreciation for simple and high-quality materials and finishes throughout the building, creating minimal spaces with generous proportions that reflect the quality and characteristics of the original industrial architecture. The architects worked with furniture designer Max Frommelt on the materials and textures used internally and externally; a through-coloured wet dash envelops the exterior surfaces, punctuated with large sky blue-framed Velfac windows.

This part of London has seen significant investment recently, with London's eastwards growth following the rapid development of Stratford and the Olympic Park, a thirty-minute walk from the apartments.

Wanstead Flats are within fifteen minutes' walk and constitute the southern portion of Epping Forest – one of the largest expanses of common land in London. The Flats have a number of established walks, with wonderful views of the city. West Ham Park is great for families and has sports pitches. Old Manor Park Library Art Centre is a project supported by Newham that conserves the historical richness of an important building and provides a new type of space for creative industries in London.

Forest Gate station currently runs services to Liverpool Street via Stratford (for links to the Central Line, Overground and DLR). Nearby Wanstead Park Station is within ten minutes' walk and has Overground services to North and East London.

Tenure: Leasehold Lease Length: new lease of 999 years from 2020 Parking: Newham Council offers one free residents' permit per household Council Tax Band: B, London Borough of Newham Service Charge: approx. £1,200 per annum, including buildings insurance, cleaning services and maintenance of the bike and bin store. Ground Rent: approx. £250 per annum

The apartments come with a ten-year structural warranty.



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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”.