

THE MODERN HOUSE



*London E9
Sold*

St Agnes Close

Designed in 1966 by John Spence & Partners on behalf of the Crown Estate, this expansive three-bedroom apartment has been recently refurbished by Cousins & Cousins architects. Completed in 1969, St Agnes Close is formed of seventeen apartments, positioned on the south-western tip of Victoria Park. The development is renowned for its sharp angular glazing and its wonderful tiered, brickwork exterior.

The apartment is accessed by a triple-height, glass-fronted communal staircase, leading up to the first floor. Internally, Cousins & Cousins have ingeniously created an expansive living quarters which exploits the roof terrace as an extra room, drawing excellent levels of natural light across the entirety of the apartment.

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The master bedroom and en-suite bathroom form a kind of 'island' around which all additional rooms can flow. Access to a bright, south-facing roof terrace is gained through the master bedroom and also through glazed sliding doors in the open-plan living room. Further accommodation is arranged across an additional two bedrooms, a family bathroom and an open-plan kitchen and dining room.

The apartment comes with its own garage. There is also free parking for residents throughout the estate.

St Agnes Close is well served by good and outstanding primary and secondary schools, including Lauriston Primary School and Mossbourne Victoria Park.

The estate is positioned on the very edge of Victoria Park and is also a short walk from London Fields. The excellent E5 Bakehouse, Noble Fine Liquor and Ginger Pig butchers are all within a ten-minute walk, as are the many shops, restaurants and pubs of Victoria Park Village and Broadway Market.

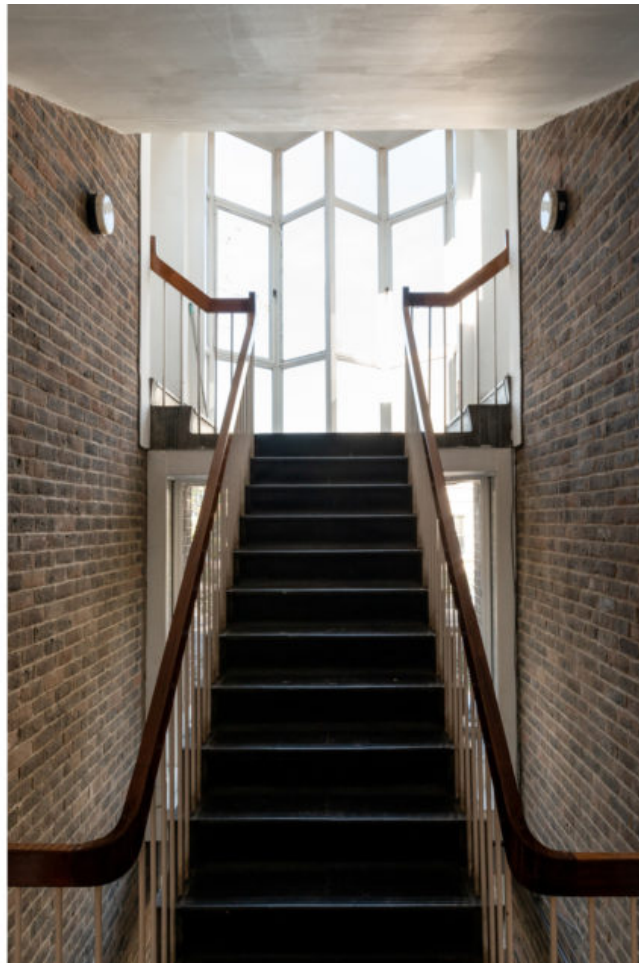
The closest stations are London Fields and Cambridge Heath, both of which run services to Liverpool Street in approximately ten minutes. Bethnal Green tube station is a 20-minute walk away and connects citywide via the Central line.

Tenure: Leasehold Lease Length: approx. 151 years Service Charge: approx. £1,696 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”.