

THE MODERN HOUSE



*London E2
Sold*

Teesdale Close

This immaculately presented one-bedroom apartment is positioned on the second floor of a handsome Victorian school conversion just a 10-minute walk from Columbia Road flower market. Positioned on Teesdale Close, a residential tree-lined street, the property is ideally positioned for Broadway Market and the open green spaces of London Fields and Haggerston Park. The apartment has been comprehensively refurbished throughout and is beautifully proportioned, measuring approximately 669 sqft internally.

The building has an attractive entrance, the original school signage still in place above the doorway, and the apartment is reachable via the communal staircase (there is not a lift in the building). The interior space is arranged in a lateral open plan, introduced by an entrance hall with a wall of in-built bookcases to one side and solid oak running underfoot.

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The primary living space is positioned in the centre plan and has been tastefully decorated. Two original casement windows run across one side of the room and in its elevated position, the apartment is not overlooked. A well-conceived kitchen and dining area (or workspace) is partitioned from the living room, with good natural light levels. A modern kitchen is positioned to one end, with poured-concrete work surfaces and integrated appliances.

A generously sized bedroom is located at the opposite end of the apartment with bespoke cabinetry offering plenty of storage. A fantastically light bathroom sits adjacent, with a large walk-in shower and the original circular glazing.

Teesdale Close is well positioned for some of East London's most popular new restaurants such as Arepa & Co for Venezuelan cuisine and Laphet for Burmese. A great selection of traditional pubs are scattered around the neighbourhood and for coffee, Allpress Espresso on Redchurch Street is within easy walking distance. Brick Lane is also very close by.

Transportation links are excellent, with Bethnal Green Overground and Underground stations reachable in ten minutes on foot and Cambridge Heath just 500m away. Bus connections are also excellent.

Tenure: Leasehold Lease Length: approx. 179 years Service Charge: approx. £1,300 per annum



East London, London
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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”.