

THE MODERN HOUSE



*London E9
Sold*

Tudor Road IV

This exciting live / work apartment is quietly situated on the top two floors of a converted factory on Tudor Road. Nestled between London Fields and Victoria Park, the apartment has a light-filled and highly engaging interior, with exposed concrete ceilings, steel trusses, huge original Crittall windows and a double-height mono-pitch roof with skylights.

The apartment measures approximately 1,100 sq ft internally. It is entered on the first floor (there is no lift), where there is a bedroom and separate dressing room, and a bathroom. The bedroom could easily be divided into two spaces with the addition of a door from the hall. The second floor contains the live / work space, a huge room which has a kitchen and sitting area at one end and beautiful dining / workspace at the other.

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The building was converted by 410 Architects. It is entered via a former office facing Tudor Road. This particular flat is favourably located in the rear warehouse, which was originally a shoe factory built in 1924. There is a great sense of community within the building, with a number of interesting residents from the creative industries.

It is rare to find such a raw, authentic industrial conversion in London. The apartment is owned by an architect, who has retained the simplicity and originality of the space.

Tudor Road is a no-through road tucked off Mare Street. Nearby Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market every Saturday, and Lauriston Village has a butcher, deli and popular fish and chip shop. Both London Fields, with its famous Lido, and Victoria Park are close by.

London Fields Overground station offers direct trains to Liverpool Street, and Bethnal Green Underground station has excellent links to central London via the Central Line.

Tenure: Leasehold Lease Length: approx. 114 years (125 years from 1st May 2008) Service Charge: approx. £3,390 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”.