

THE MODERN HOUSE



London E9
Sold

Tudor Road V

This beautifully conceived four-bedroom live/work apartment occupies the voluminous top floors of a converted factory between London Fields and Victoria Park. Extending over 1,100 sq ft internally, the apartment was recently redesigned under the exacting gaze of Studio P, in collaboration with the current owner. The result is a series of light-filled and highly engaging interior spaces that cleverly bring together contemporary finishes and the texture of the building's original fabric.

The Tour

A former shoe factory, the building sits on a quiet residential which leads directly to London Fields. Built in 1924, it was converted to live/work spaces by 410 Architects. This apartment is entered on the first floor, where there are two bedrooms, a bathroom and a utility room. These bedrooms have wonderfully high ceilings and architectural sleights of hand such as bespoke, elongated doors that foster a sense of volume. The building is oriented east-west, allowing light to pour through into the interior spaces throughout the day. Solid concrete floors lie underfoot.

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Upstairs is the live/work space, crowned with a soaring double-height mono-pitch roof that is perforated with skylights. Originally one large room, it has been carefully subdivided with bespoke sliding steel screens by Plain English that allow the light to diffuse throughout while offering division and privacy.

Studio P approached the design with a delicate touch, harmonising each characterful space for modern family life. Many original features have been retained, such as exposed concrete and brick walls, steel trusses, and pipework. Huge cast iron radiators have been carefully positioned throughout, and the warm hue of the wood floors underfoot unites the spaces.

The kitchen sits at the centre of the plan, with black cabinetry and steel worktops. The living space is open-plan, with sliding doors at the westerly end of the apartment creating a continuous flow into the bedroom. From here, there are wide views over the rooftops through the huge windows. At the other end of the plan is another bedroom which has large in-built cupboards, and across the hallway lies a neat shower room. This apartment embodies a rare combination of bountiful original warehouse features and considered modern concessions that come together to create a beautiful and truly functional space. It also benefits from a new boiler, installed with energy efficiency in mind.

The building has recently undergone a series of major works including the replacement of all Crittall windows with sympathetic double-glazed versions, as well as considerable updates to the building's exterior and communal areas.

The Area

Tudor Road is a no-through road just off Mare Street, which connects to the Regent's Canal path and is a short walk from the open green spaces of London Fields and Victoria Park. There are many fantastic restaurants locally, notably Elliot's on Mare Street, Café Cecilia and Bistrottheque; Pophams Bakery is also close, and Californian-style bakery Violet Cakes is on nearby Wilton Way. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, whilst Mare Street Market, less than a minute's walk from the apartment, is a thriving community hub containing a restaurant, wine bar, deli and a selection of boutique shops.

London Fields is home to the ever-popular heated Lido, and Broadway Market has a weekly market, numerous gastro pubs, restaurants, and shops. Nearby Victoria Park Village is home to the Ginger Pig butcher and a variety of excellent convenience stores, pubs and restaurants.

London Fields Station runs direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to Central London via the Central Line.



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Tenure: Leasehold – live/work Lease Length: approx. 110 years remaining Service Charge: approx. £3,800 per annum (including building's insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, bike store)
Ground Rent: approx. £300 per annum Council Tax Band: D



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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”.