

# THE MODERN HOUSE



Tudor Road  
London E9

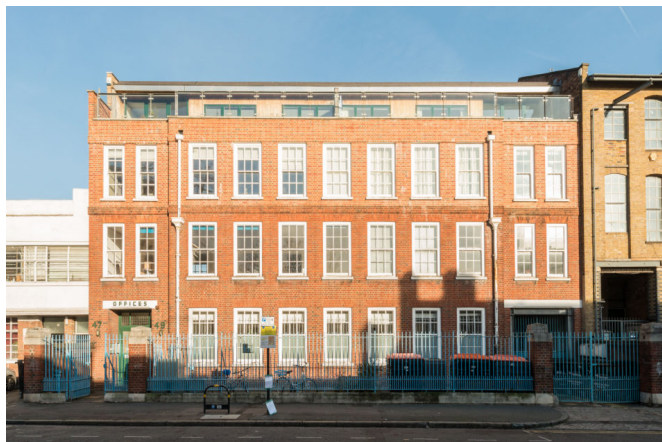
£850,000 Leasehold

This exciting two-bedroom live / work apartment is quietly positioned in a converted factory on Tudor Road, between London Fields and Victoria Park. It has the essence of a classic warehouse conversion, with exposed concrete ceilings and floors, huge original Crittall windows that give access to a private courtyard garden.

The apartment measures approximately 1,045 sq ft internally. It is entered on the ground floor to a huge open-plan space laid with original parquet flooring, incorporating a simple kitchen, dining and seating area with access through an original door to the courtyard garden. Partition walls create a smaller room off the main space that has internal high-level windows and a built-in sleeping platform. Beyond the kitchen there is a bathroom and the first of two bedrooms. The first floor is occupied by the large main bedroom.

The building was converted by 410 Architects. It is entered

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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, and the current owners have retained the simplicity and originality of the space.

Tudor Road is a no-through road tucked off Mare Street. The building itself is located very close to the green spaces of London Fields, which has a popular heated Lido, and Victoria Park. The Regent's Canal path is few minutes' walk to the south. Nearby Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market every Saturday. Lauriston Village has a butcher, deli and popular fish and chip shop.



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. The open spaces of London Fields and Victoria Park are a short walk away, as are the shops, pubs and vibrant local life of Broadway Market and Victoria Park Village.

Tenure: Leasehold

Lease Length: approx. 114 years (125 years from 1 May 2008)

Service Charge: approx. £3,390 per annum

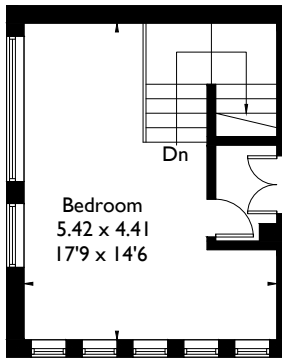
Ground Rent: approx. £300 per annum




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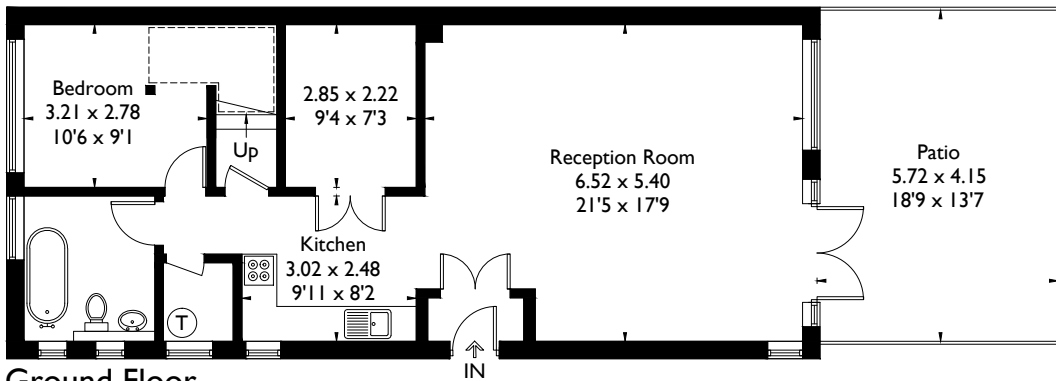
Tudor Road, E9

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



 = Reduced headroom below 1.5m / 5'0

First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 223192

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.