

THE MODERN HOUSE



*London E8
Sold*

Cyntra Place II

Excellent positioned on Cyntra Place, a gated mews close to London Fields, is this wonderfully bright apartment, comprising part of a converted Victorian factory. The space retains many of the materials and much of the essence of its industrial past including high ceilings, Crittal windows and a generous entertainment space.

Entry is via a secluded shared courtyard. The apartment has approximately 818 sq ft of internal space including an open plan kitchen/living/dining room, a bedroom and a modern bathroom. The conversion has kept much of the raw fabric of the building exposed, including the original brickwork, whilst inserting dividing walls to break up the spaces.

Matt concrete, narrow-board oak flooring and iron beams interact across the generous open-plan layout to create a truly contemporary approach to living. In-built cupboards have been carefully integrated through the apartment, offering plenty of storage, along with a small study and library area.

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The apartment is close to the popular green spaces of London Fields and Victoria Park. There are many fantastic restaurants locally, notably Brat at Climpsons Arch, Bright, Pophams Bakery and Violet on Wilton Way. Weekly markets take place at Victoria Park and Broadway Market, which is a short walk away, along the Regent's Canal Path. 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.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 980 years remaining Service Charge: approx. £1,200 per annum covering building insurance, cleaning and maintenance services for communal areas, including bike store. This also includes payment into a sinking fund. Parking: Residents are able to park in the mews but only on a temporary basis. 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”.