

THE MODERN HOUSE



Sigdon Road, London E8
Sold

Albion Works II

Forming part of a 1900s factory, this exemplary two/three-bedroom duplex offers dynamic spaces, exceptionally high ceilings and plenty of character.

The apartment measures more than 1,000 sq ft over two floors. It is reached from the street via electronic security gates and a communal courtyard, and is entered on the first floor of the building. There is an entrance lobby with coat cupboard, leading to the living accommodation, which is open-plan but loosely divided into separate areas for cooking, eating and sitting. The sitting area is raised up on a platform, with extensive amounts of storage beneath.

The upper floor is also predominantly open-plan to make the most of the natural light. It currently contains two bedrooms, one at the top of the landing, and a very large master bedroom that runs front to back, with a bathroom in the middle creating two distinct parts — one of these could be partitioned off to create a third bedroom. There is a second entrance / fire escape on the upper floor.

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The flat has retained parts of the original wooden floor, as well as steel columns and expansive sash windows. The current owners have added a new heating system, and attractive limed-oak storage in the dining area.

Albion Works has a convenient location between the open spaces of Hackney Downs and London Fields, with Broadway Market to the south, Dalston to the west and Clapton to the east. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes, and Dalston Junction on the East London Line is also within walking distance.

The area as a whole has been the subject of significant investment, and a new fashion hub designed by Adjaye Associates is planned for nearby Chatham Place.



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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”.