

# THE MODERN HOUSE



*London E1*  
*£400,000 Leasehold*

## Deal Street

This beautiful one-bedroom apartment is positioned on the first floor of a former artisan's dwelling, a short walk from Brick Lane and Spitalfields in East London. The terrace of Grade II-listed dwellings is thought to have been designed by Henry Roberts in 1864; the houses are configured around a communal garden and remain a rare example of the sort of cottage that was once common in the East End but is now incredibly rare.

### *The Tour*

The apartment's interiors have been sensitively brought into the 21st century by the current owners and feature aged floorboards, exposed brickwork, pocket doors in their open-plan configurations.

Access is gained via a staircase that ascends to the first floor. A glass balustrade allows light to reflect around the small office area, which has bespoke built-in shelves and a desk. A hallway leads from this space to the main communal areas of the apartment, which can be partitioned off by a neat pocket door.

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The dual aspect of the open-plan living and dining room means the space is wonderfully bright. A large sash window with original solid wood shutters draws light across the living room from the front, while another at the rear bathes the kitchen and dining areas in natural light. A simple kitchen is positioned to one side, with an integrated Smeg oven and hob. There is a subtle white-painted RSH overhead and a smaller window with green views over the gardens below.

A bedroom lies to one side. It is accessed via a solid wood sliding door and has a chimney breast with exposed brickwork, as well as ample space for a wardrobe; the bathroom is positioned adjacent. There is also a convenient attic space, accessible via a latch door in the ceiling of the office area.

### *Outdoor Space*

The cottages share a garden that can be accessed at the rear of the apartment. This has mature plants and shrubs, as well as green spaces for barbecues in the warmer months. There is also a secure space for bike storage.

### *The Area*

Deal Street is less than 10 minutes' walk from Spitalfields and five minutes' walk from Brick Lane. The neighbourhood is renowned for its art galleries, including the nearby Whitechapel Gallery, street markets, restaurants, bars, clubs such as Shoreditch House and shops. The restored Spitalfields Market in particular has a multitude of restaurants and cafés. Deal Street is close to the City, London's financial district, as well as the lively communities of Brick Lane, Shoreditch and Whitechapel.

Liverpool Street, Aldgate East, Aldgate and Shoreditch stations are all within walking distance and offer both Underground and Overground services.

Tenure: Leasehold Lease Length: approx. 95 years remaining Service Charge: approx. £998 per annum Ground Rent: approx. £10 per annum Council Tax Band: C



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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”.