

# THE MODERN HOUSE



*London E2  
Sold*

## Approach Road

This cleverly designed two-bedroom apartment (approximately 677 sq ft) is situated on the ninth floor of a tower block in Bethnal Green, with fine views of the City. The building was originally designed by the LCC, and the interior has undergone a detailed retrofit by Arboreal Architects.

Arboreal are known for their residential projects and work on a new public space at Bethnal Green station that commemorates the WWII disaster. They have turned their hand to this ex-local authority flat with the same level of creativity, crafting a contemporary feel by adding birch ply, raising internal door heights and adding timber floors.

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As you enter the flat you are welcomed by clever coat and shoe storage and a sculptural bench; additional storage includes space to hide away a folding bike. Down the hallway you enter a south- and west-facing living space with views from Docklands across to the City. This open-plan living / dining and kitchen area has bespoke built-in storage, Miele appliances and Durat counters. Both bedrooms also have a generous amount of storage and views of the City. A family-sized bathroom has silver grey porcelain tiles, Duravit fittings and a sliding pocket door to save space.

Approach Road with its leafy plane trees is 0.3 miles from Bethnal Green Underground station, which is on the Central Line. Cambridge Heath and Bethnal Green Overground stations are also close by, with trains running towards Liverpool Street. The green space of Victoria Park is nearby, as are the Museum Gardens. This part of east London has plenty going on around it: bars, restaurants, pubs, shops, markets and galleries are never too far to explore.

Lease Length: 99 years

Ground Rent – £10/year

Buildings Insurance – £145.95

Service Charge – (includes constant hot water and central heating) – £2,691.77



*East London, London*  
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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”.