

AUCOOT



ADDRESS

Chance Street, London E2

PRICE

£550,000

ARCHITECT

vPPR

INFORMATION

This striking one-bedroom apartment is part of a RIBA award winning warehouse conversion by vPPR architects. Completed in 2016, the building has an enviable location on Redchurch Street, in the heart of fashionable east London.

Designed to a very high standard, the apartment consists of an open plan living and dining area, a kitchen, and a tiled bathroom with full bath and double bedroom. There are high ceilings, lighting by Zumtobel and underfloor heating throughout. The living space looks out onto Redchurch Street and has the original Crittall windows and secondary glazing. A freestanding kitchen and bathroom enclosure, clad with stained birch ply, means there is very little wasted space. The kitchen is made up of white and grey units with stainless steel work top and built-in Siemens, Neff and Bosch appliances. The flat has 'passive ventilation', a modern system that works quietly in the background to ensure all the rooms remain fresh.

The residential part of the building is accessed through a discrete and secure entrance on Chance Street that opens into an elongated courtyard, planted with mature silver birch that forms an internal 'street'. One of eight homes in the building, the apartment is on the first floor which is reached via stairs or a lift.

vPPR Architects was set up in 2009 by Tatiana von Preussen, Catherine Pease and Jessica Reynolds, and is an award-winning practice known for their bold designs. "Inspired by design from both the UK and the US, we believe that architecture can and should be brave through simple, honest clarity, while still responding to local history and context."

Originally made popular by the Young British Artists, this immediate area of the city is now home to high-end retailers and some of the best restaurants, bars and hotels in London, including Terrace Conran's The Boundry, Shoreditch House and the Ace Hotel. A short walk to the City and with great transport, it still attracts some of the brightest creative minds in the country. Venture a little further and discover Brick Lane, Arnold Circus, Columbia Road Flower Market, Spitalfields and the rest that Shoreditch and Old Street has to offer. Nearby Shoreditch High Street station makes up part of the Overground train line and a little further, Liverpool Street station has overground as well as underground trains and is one of the stations on the new Crossrail line. Numerous buses are available also from Shoreditch High Street and Bethnal Green Road.

LEASE LENGTH

Approx 114 years

SERVICE CHARGE

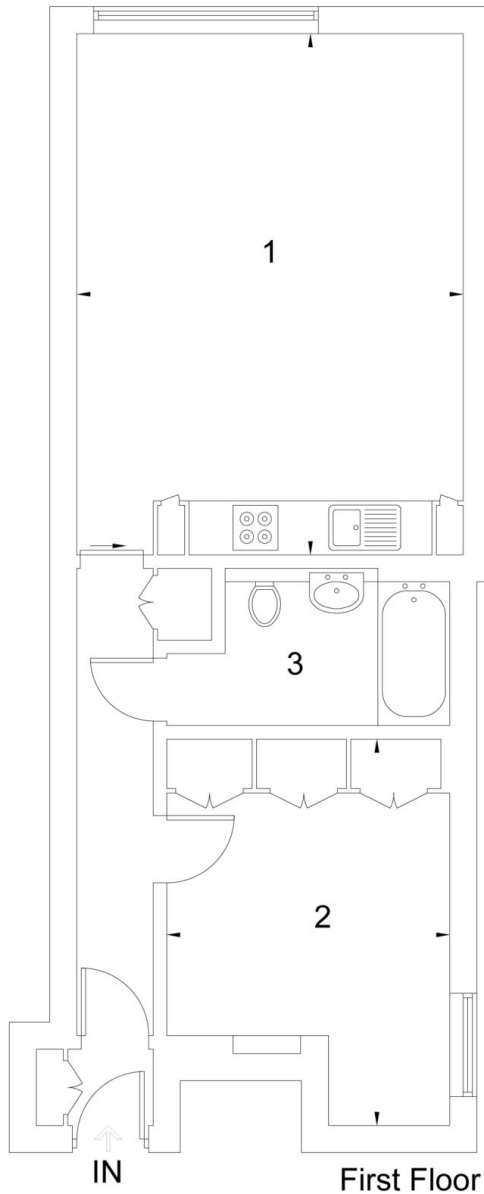
Approx £3000pa (including heating and hot water)

EPC

=C



AUCOOT



- First Floor
1. Reception / Dining Room / Kitchen (19'0 x 14'2)
 2. Bedroom (14'2 x 10'4)
 3. Bathroom

Chance Street, E2
Approximate Gross Internal Area = 50.5 sq m / 544 sq ft
Illustration for identification purposes only. Not to scale. Ref: 206063

