

AUCOOT



ADDRESS

Arthaus, Richmond Road, London E8

PRICE

£1,200,000

ARCHITECT

Lynas Smith Architects

INFORMATION

Positioned on the seventh (top) floor of a former paper mill in London Fields, this penthouse apartment sits at the apex of a striking red-brick building reimagined by Lynas Smith Architects. Retaining its industrial character, the building centres around a dramatic internal atrium – a vast, light-filled volume lined with cedar-clad balustrades that functions as a naturally ventilated ‘indoor street’, connecting each apartment to the outside.

Inside the apartment, light is the defining feature. Triple-aspect windows and overhead skylights flood the space throughout the day, lending an ever-shifting atmosphere to each room. At the heart of the plan is an open-plan living space that flows between a sleek, modern kitchen and a generous private roof terrace. Framed by concertina doors, the terrace offers uninterrupted views across north and east London, perfect for both quiet moments and entertaining.

Both bedrooms are comfortable doubles, each with built-in storage and overhead glazing that brings the sky indoors. The principal bedroom includes a private en-suite shower room, while a second, full bathroom is positioned off the hallway – clean-lined and contemporary in its finish.

LEASE LENGTH

119 years remaining

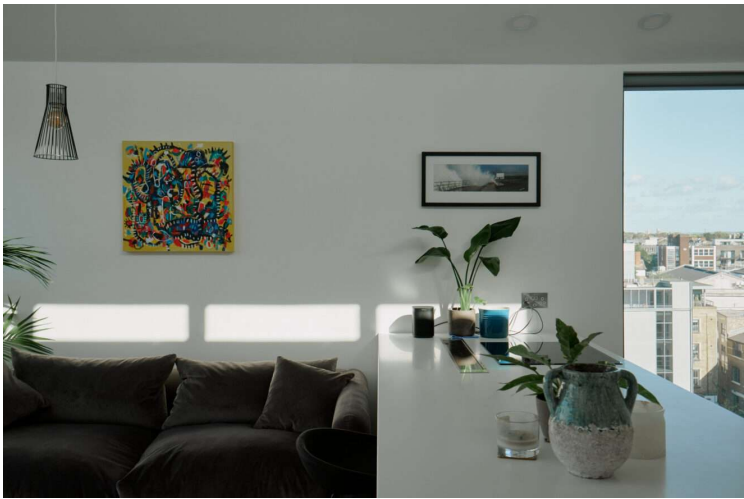
SERVICE CHARGE

£7,700 per annum

EPC

=C



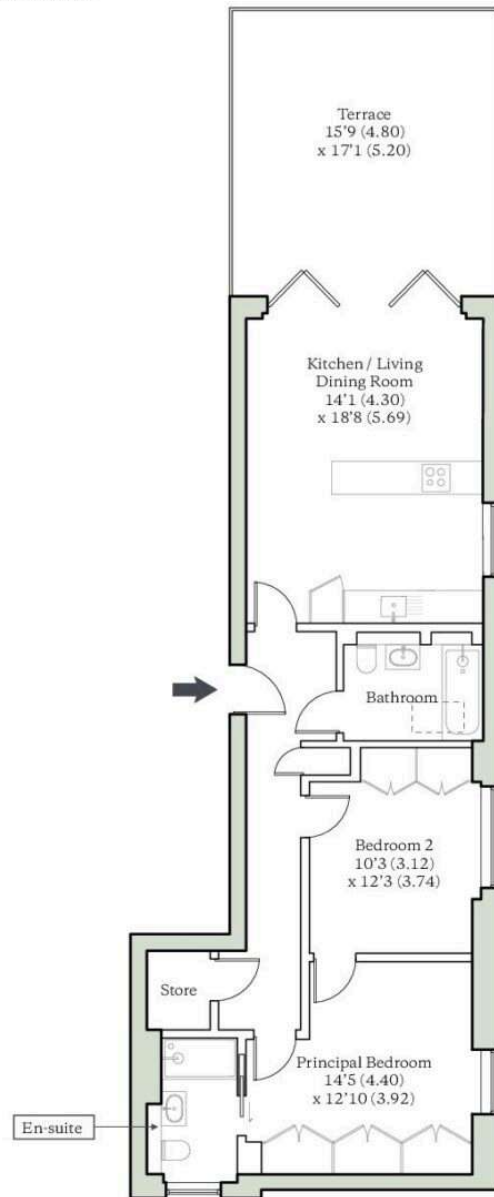


RICHMOND ROAD, LONDON, E8

Approx. Internal Area = 830 sq ft / 77 sq m

Approx. Rear Terrace Area = 270 sq ft / 25 sq m

For identification only - Not to scale



SEVENTH FLOOR

AUCOOT
RICS Property Measurements Standard

