



## Trafalgar Mews E9

Leasehold

1 Bed 1 Bath

1140 sqft (approx)

A classic quintessential live/work loft apartment set within a gated enclave of factory conversions in Trafalgar Mews, E9. With over 1,145 sq ft (approx.) of lateral space and 3.28m high ceilings, this beautiful 1 bed raw warehouse ticks all the boxes for loft lovers with exposed brickwork, steel columns and large original industrial Crittall windows.

- Authentic loft
- High Ceilings
- Gated off street parking

# The Bespoke Agent™



# The Bespoke Agent™

This hidden creative hub is tucked away in arguably one of the hottest spots in East London - Hackney Wick, with the vast green spaces of Victoria Park at the end of the road. With a secure gated parking space and unofficial patio directly outside. Passing through the main gated entrance, Trafalgar Mews is like stepping back in time to an era of early artistic raw warehouse conversions in East London.

Accessed via large Crittal doors passing a planted patio area, the volume of space and ceiling height is immediately apparent. Rustic charm and character sets the tone, with an open plan fully kitchen and large dining area overlooking the core space. There is a cornered off guest bed/office towards one end, raised platform double bedroom with internal window combined with clever storage underneath in the central space and there is a large three-piece bathroom aesthetically styled to blend in. In line with true loft living, the open plan space allows complete flexibility to zone areas to ones liking, with the eye drawn towards the light filled large warehouse windows with leafy outlook.

Trafalgar Mews is quietly tucked away off the main road. There are good day to day amenities on the door step at Hackney Wick with it's selection independent cafes, restaurants and eateries, and some of London's best breweries and canal-side bars. Across the park is Victoria Park Village, which has a Ginger Pig Butcher, Popham's Bakery, Jonathan Morriss fishmonger and The Deli Downstairs. Queen Elizabeth Olympic Park is 0.3m from the property, offering an array of indoor and outdoor sporting activities. The East Bank of the Olympic Park is home to Sadler's Wells East, V&A East, The Smithsonian Institution, BBC Music and a new UCL Research Campus.

Transport links can be found at Hackney Wick Overground, offering quick links to Stratford for the Central Line, Elizabeth Line and Highbury & Islington for the Victoria Line, along with a huge selection of shops and restaurants at Westfield Stratford.

**Tenure:** Leasehold

**Lease Length:** 975 years and 10 months

**Service Charge:** £350 per annum (approx.)

**Ground Rent:** N/A

**Parking:** Off Street Parking

**Local Authority:** Hackney Council

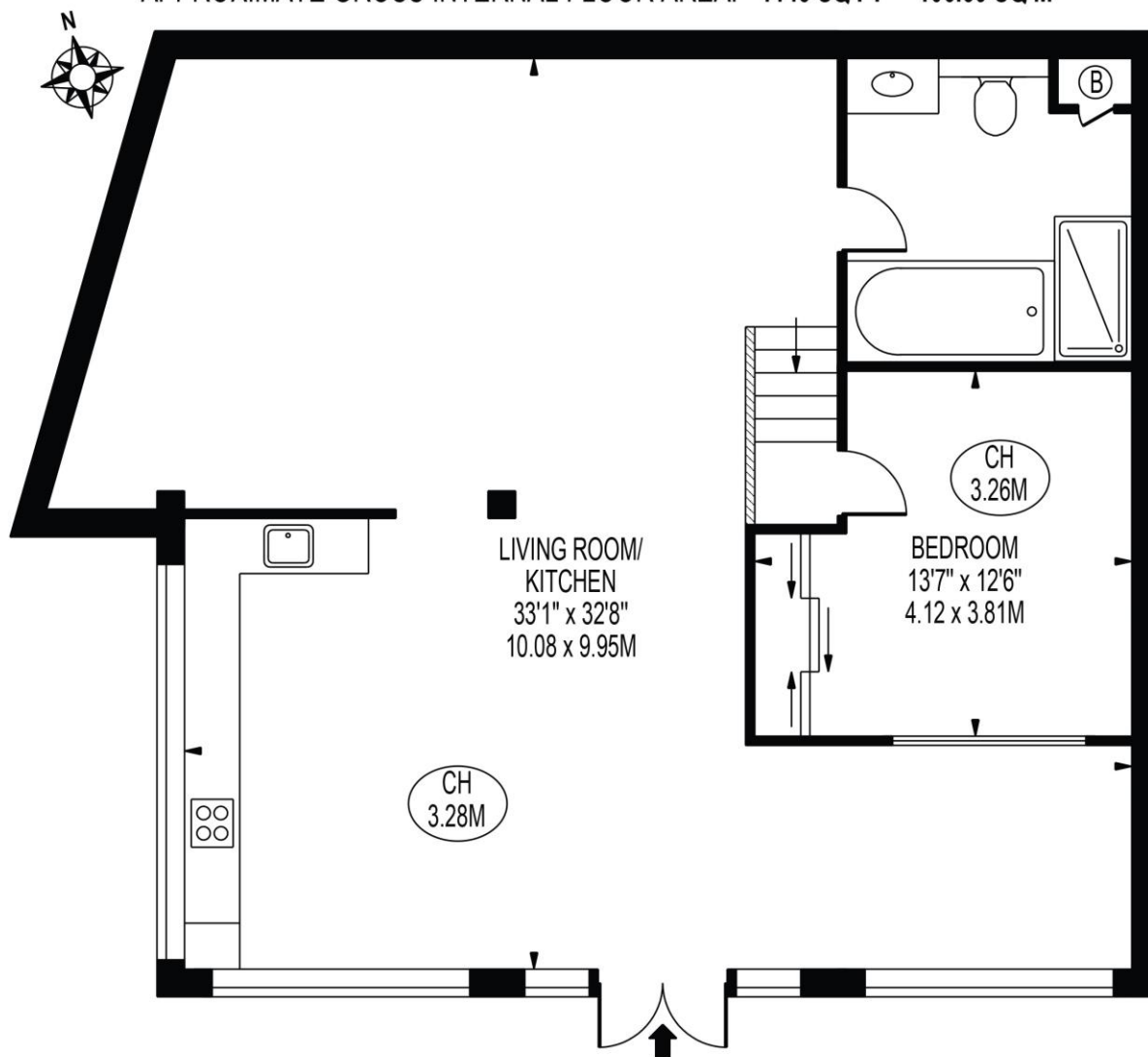
**Council Tax Band:** D

# The Bespoke Agent™



## TRAFALGAR MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1145 SQ FT - 106.39 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.