

AUCOOT



ADDRESS

Florida Street, Hackney, London E2

PRICE

£1,500,000

ARCHITECT

Paper House Project

INFORMATION

Set within a former garment factory, this exceptional three-bedroom, two-bathroom warehouse conversion spans approximately 1,654 sq. ft. Designed by architects Paper House Project, the space seamlessly balances its industrial heritage with a refined, contemporary aesthetic.

At its heart, a breath-taking double-height atrium anchors the expansive ground floor, where the kitchen, dining, and living areas seamlessly converge. A sculptural steel staircase rises through the volume, framed by steel-framed glazing that enhances the sense of light and space. The material palette pays homage to the building's industrial past, with steel-framed internal windows, an open-tread metal staircase, and exposed steel columns. A refined contrast is introduced through the kitchen's stainless-steel worktop and marble island, while the seamless poured resin floor in the main living space transitions to warm oak on the upper level.

Behind the kitchen, a discreet utility zone houses a pantry, bathroom, and access to the private car park, where two allocated spaces await.

Above, a glazed gallery walkway encircles the atrium, leading to three bedrooms, a dedicated dressing room, and two appointed bathrooms. A second staircase ascends to the private rooftop terrace, accessed via a large, electronically operated skylight - an exceptional outdoor retreat above the city.

EPC

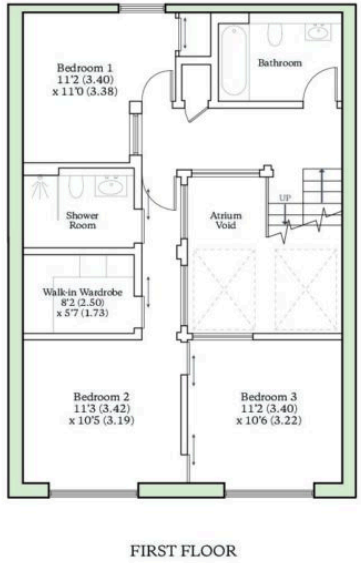
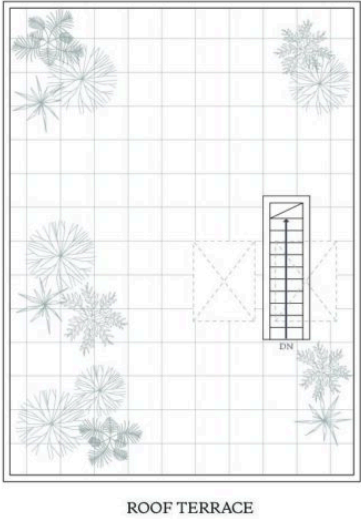
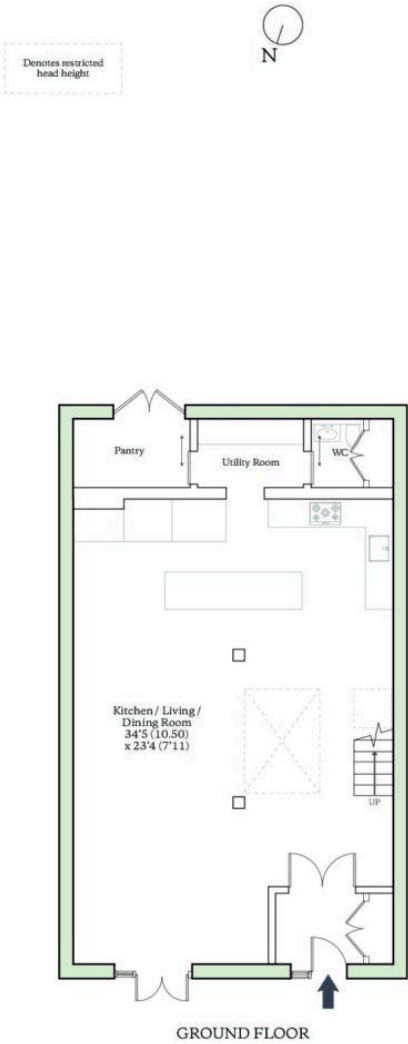
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FLORIDA STREET, LONDON, E2

Ground Floor (excl. Limited Use Area) = 930 sq ft / 86.4 sq m
Limited Use Area = 6.5 sq ft / 0.6 sq m
First Floor = 723 sq ft / 67.2 sq m (excluding Atrium Void)
Roof Terrace = 25 sq ft / 2.3 sq m
Total Area (excluding Atrium Void) = 1684 sq ft / 156.5 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard

