





“ Perched atop a converted sweet factory in Forest Gate, this top-floor loft offers a unique blend of industrial charm and contemporary design. Expansive windows flood the space with natural light and provide sweeping views over the rooftops of East London. ”

The open-plan main living area is thoughtfully designed in an L-shape, centred around a modern kitchen. This kitchen features a bespoke stainless-steel worktop in its original sheet form, paired with custom cabinets made from Valchromat—a material chosen for its unique texture and grain.

The colour scheme of intense blue, black, dark grey, and peach adds depth and character, creating a striking visual impact.

Zoning is carefully executed, with a raised seating platform made from lightweight breeze blocks providing

an elevated space for relaxation and window-gazing.

Marmoleum flooring in a concrete-grey tone enhances light while offering warmth and sound absorption, embodying sustainable design.

The property's layout integrates work and living spaces seamlessly, with a dedicated studio area by the stairs, allowing for a clear separation between professional and personal life. Custom-designed furniture, including the 'Monolithic' storage unit and other pieces, reflects a minimalist and sculptural design ethos.



Living here combines expansive comfort with intimate detail, showcasing a sophisticated balance of modern elegance and industrial ruggedness, making it an ideal home for design enthusiasts who value both style and practicality.

Forest Gate is a vibrant East London neighbourhood known for its excellent transport links, with easy access to central London via various Overground and Underground stations including, Upton Park (Circle, District and Hammersmith & City) or Forest Gate (Elizabeth Line and National Rail).

The area is rich in green spaces, including the expansive Wanstead Flats, perfect for outdoor activities and relaxation. Forest Gate's community is supported by a variety of independent shops, cafes, and restaurants, offering everything from artisanal coffee to global cuisine. The lively market scene adds to its charm, making it a great place to explore local produce and crafts, while the Boleyn Tavern is a local favourite for its historic atmosphere.









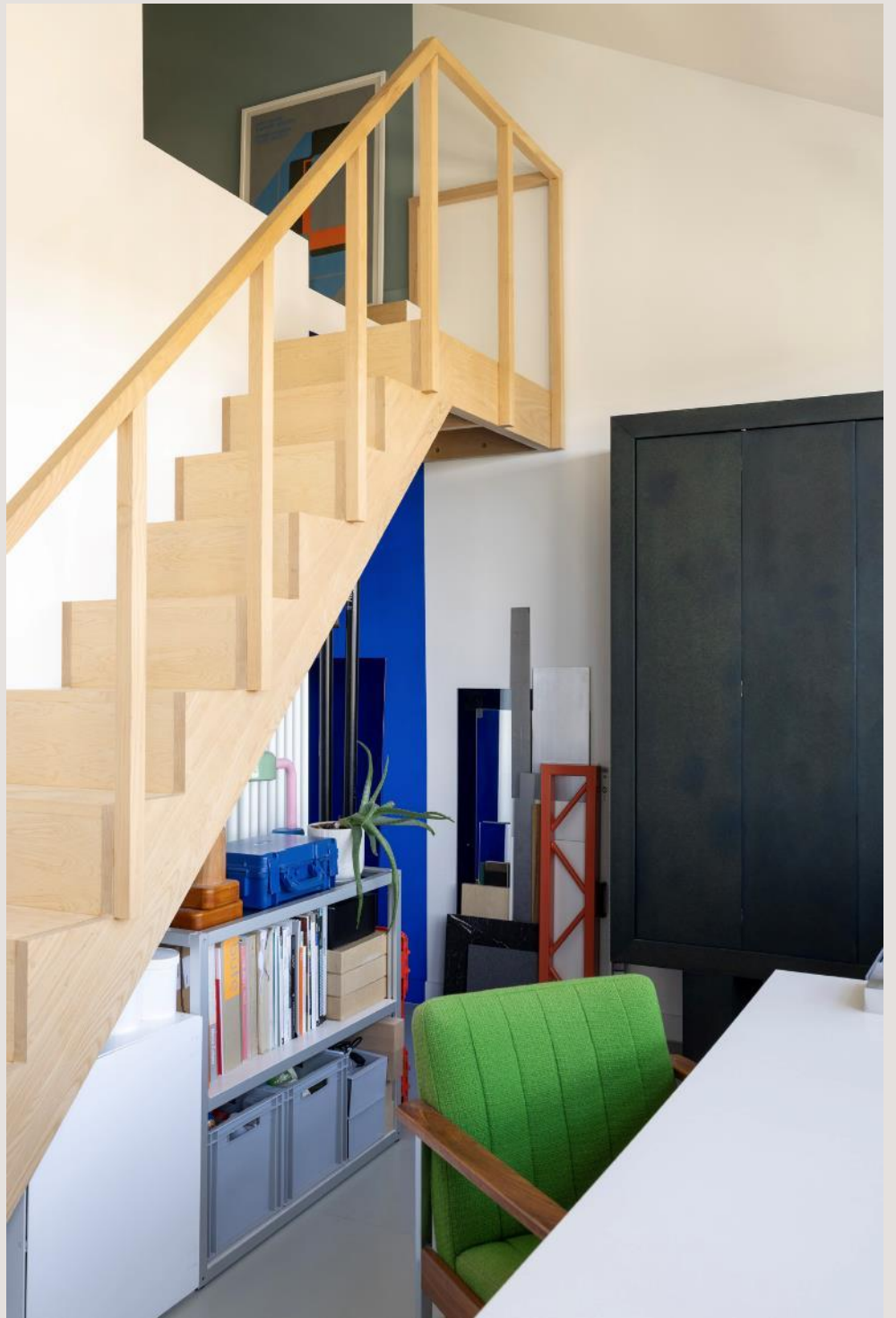
















Vineyard Studios

E7

£425,000

LEASEHOLD 103 YEARS REMAINING
GROUND RENT £200 PA
SERVICE CHARGE £2,132.00 PA
COUNCIL TAX BAND C
EPC RATING C

- Top floor
- Gated development
- Bespoke kitchen
- Modern bathroom
- Marmoleum flooring
- 4.88m ceilings
- Interior designed
- Large windows
- Open plan living
- Quiet location
- Former industrial building

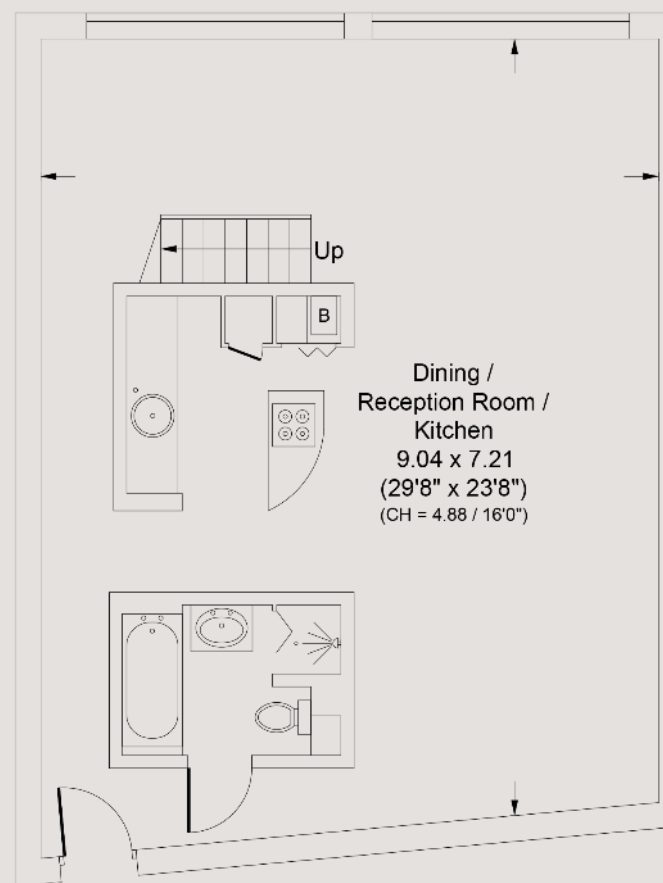
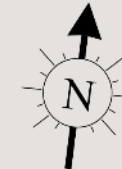
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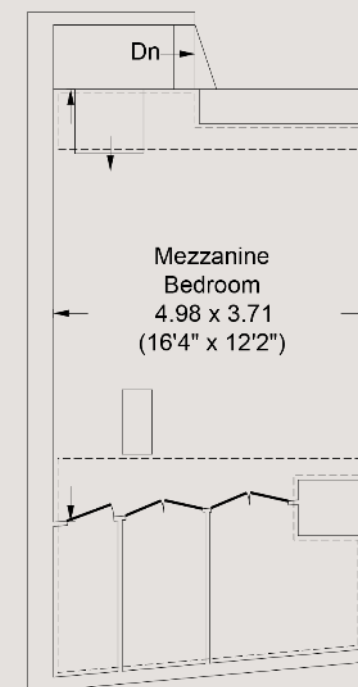
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Vineyard Studios, E7



Third Floor



Mezzanine

Approx Gross Internal Area
Mezzanine
Total
Limited Use Area

731 Sq Ft - 67.9 Sq M
269 Sq Ft - 25.0 Sq M
1000 Sq Ft - 92.9 Sq M
123 Sq Ft - 11.4 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.