



# Arthaus Apartments, Richmond Road, London Fields, E8

Asking Price: £400,000

 Benham  
& Reeves

# Arthaus Apartments, Richmond Road, London Fields, E8

 1 Bedroom     1 Bathroom     Leasehold

Please note, this is a work/live unit within a mixed use building, best suited to cash buyers, investors, or purchasers able to secure specialist lending with a minimum 25% deposit.

Designed by Lynas Smith Architects, the Arthaus Building is a striking red brick conversion on Richmond Road, just moments from the green spaces of London Fields.

Set within a predominantly residential mixed use development, this third floor apartment benefits from separation from the commercial units below and offers a rare private terrace overlooking the surroundings. The building also has shared access with quiet office and work units operating during standard business hours.

This one bedroom lateral apartment spans nearly 500 sq ft and is located on the third floor, with lift access, concierge service, and a generous roof terrace offering far reaching views.

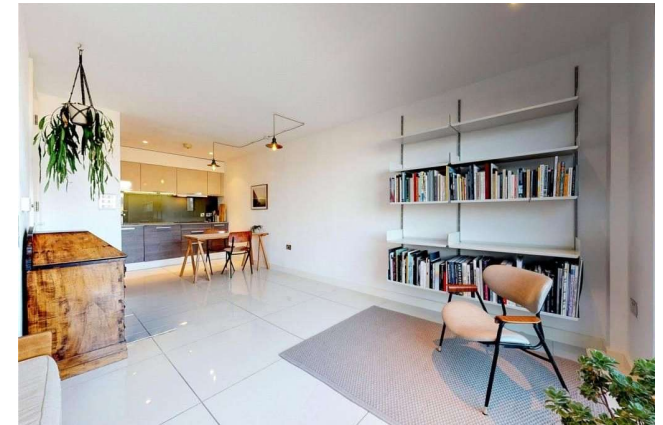
The apartment is well planned, with a spacious hallway leading to each room and a large storage and utility cupboard for practical living. The open plan living, dining, and kitchen area features tiled flooring, quartz worktops, and integrated appliances, flowing directly onto a private terrace. The bedroom includes fitted wardrobes, and the bathroom is finished with modern fixtures and full height tiling.

Originally a shipping warehouse, the building was transformed in 2011. Its heritage facade conceals a striking glass atrium that fills the interior with natural light, while cedar clad walkways and industrial detailing reflect its creative past. Residents benefit from refrigerated delivery lockers, secure bike storage, and an impressive entrance lobby that reflects the building's thoughtful design.

The property also benefits from strong rental demand for one bedroom flats in the area, making it an attractive option for investors.

Transport links are excellent, with London Fields Overground and Hackney Central stations nearby, along with buses connecting to Shoreditch, Waterloo, London Bridge, and Hackney Wick.

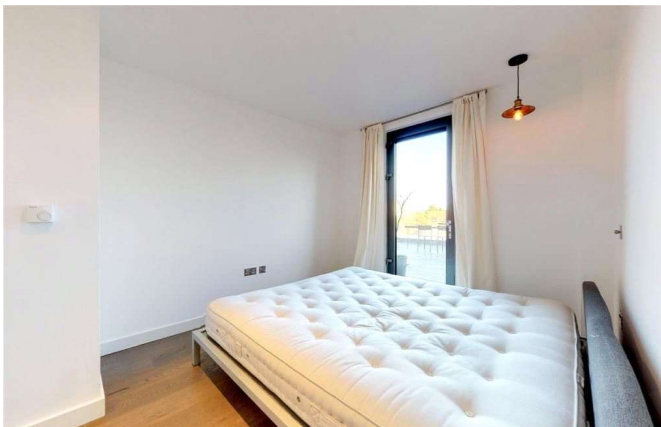
\*Please note that this property is currently rented, photographs were taken prior to the current tenancy\*





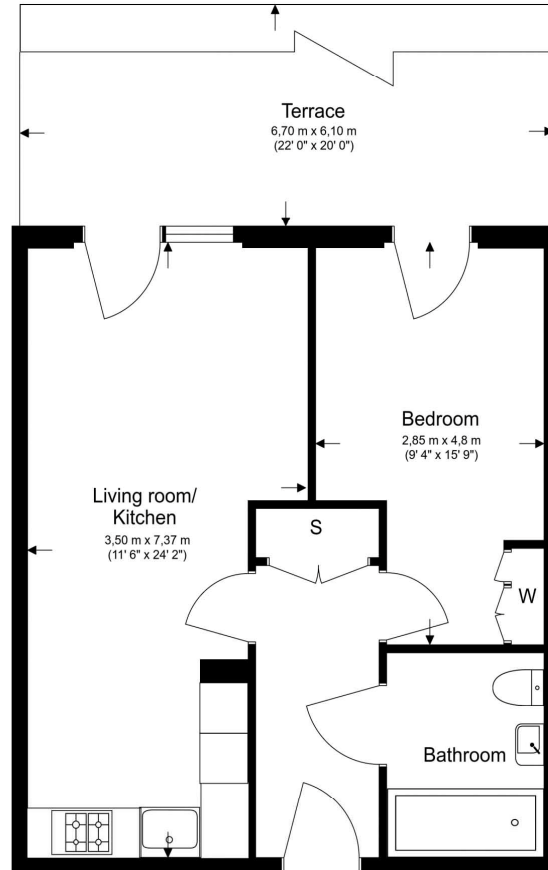
## Property Features:

- One bedroom
- One bathroom
- Huge private south-east facing terrace
- Lift access
- Work/ live unit
- Concierge
- Bike Storage



## Third Floor

Total Gross Internal Area  
47.5 Sq/m - 511 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£400,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 983 Years Remaining
Ground Rent:	£350.00 (per annum) For the year 2026
Service Charge:	£4,000.00 (per annum) For the year 2026

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260050

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W: [www.benhams.com](http://www.benhams.com)

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