

THE MODERN HOUSE



Gathorne Street, London E2
Sold

Bow Brook House

Bow Brook is a smart Victorian school building in Bethnal Green that was converted into a group of apartments in the 1980s. The building occupies a wonderfully quiet spot right next to the Regent's Canal and Victoria Park, for lovely walks to the east and north.

This two-bedroom apartment is arranged across the first and second floors and makes great use of the double-height ceilings and huge arch windows, bathing the living spaces in light. The whole roof of the building has been converted to a communal roof terrace with vegetable gardens and long-reaching views.

The façade of the school presents a grand profile; two storey sash windows are positioned beneath red-brick ornamentations and access is gained via a private courtyard and an entrance beneath a striking brick portico.

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Upon entry, the expansive dimensions of the apartment are immediately apparent. A wide hallway leads past a bathroom and a large second bedroom with built in wardrobes to arguably the most impressive space in the apartment, a double height living room. This space has reclaimed parquet underfoot, sections of white-washed brickwork and is characterised by a very large section of glazing to the front of the building drawing in wonderful levels of natural light. The sense of light and volume in this room is truly remarkable. The current owner has configured a secondary dining area in front of a full-height set of built-in book shelves.



Upstairs is the kitchen, fitted with stainless steel worktops and an industrial aesthetic, it adjoins a dining area looking down over the living room. Beyond this space is a study with built-in shelves and desk. It sits to one side of a spiral staircase which provides alternative access to the entrance hall and front door. The master bedroom is positioned next to the study and is generously proportioned, with a further large window to the front of the building, above the portico.

Bow Brook House is one of the few large Victorian buildings in east London to remain after the war and the following redevelopment of Bethnal Green. It is well-equipped with gated grounds and residents' parking and a newly refurbished roof garden, including a vegetable patch, barbeque area, raised planters and seating with incredible views of the city skyline.

Bethnal Green is now one of the more established East London neighbourhoods. It is home to a thriving range of traditional pubs and cafes, such as E Pellicci, Tayyabs and The Approach Tavern, as well as a new wave of bars and restaurants including Brawn, Redchurch Brewery and Sager +Wilde on Paradise Row. Just across the canal from Bow Brook is Victoria Park and the much-loved Pavilion café and Chisenhale Gallery.

It is a 13-minute walk to Bethnal Green (Central line) and Mile End (Central, District and Hammersmith & City lines) Underground stations. The Overground also runs from Bethnal Green and Cambridge Heath towards both Liverpool Street and north-east London.

Tenure: Leasehold with Share of Freehold Lease length: approx. 962 years remaining Service Charge: approx. £2,000 per annum Ground Rent: peppercorn Parking: Off-street allocated residents' parking



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Sold

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.