

THE MODERN HOUSE



*London E9
Sold*

Brinkworth Way

This excellent three-bedroom, single-storey house was built in 1969 by the London County Council. It lies in the heart of Hackney Wick and has recently been the subject of a comprehensive renovation. Contemporary additions have been sensitively introduced across the bright, flowing plan, which wraps around a private walled garden. Full-height glazing to the front and rear creates a wonderful sense of space, while a palette of light neutrals introduces a palpable softness, cleverly accentuating the flow of light throughout the house.

The Tour

The house sits in a leafy residential estate on Brinkworth Way and is surrounded by well-kept communal lawns. Externally, the house presents a modest façade of brick with a new, contemporary front porch set behind a small front garden with a black picket fence. Entry is via a generous entrance hall with a frosted panel to one side of the front door, where there is also a cloak cupboard and a large storage cupboard.

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The open-plan kitchen, living and dining room lies to one side of the plan, flowing towards the garden through sliding glazed doors. There is a wonderful sense of connectivity to nature, with the garden functioning as a natural extension of the indoor living space. The kitchen extends along the rear wall, while a breakfast bar runs parallel. The worktops and splashback are quartz, with dark wooden cabinetry providing a smart contrast. There is a full-height fridge plus a separate freezer, as well as a Samsung oven, microwave oven and dishwasher.

All three bedrooms are bright, peaceful spaces that wrap around the courtyard and have views towards the garden; the main bedroom is exceptionally light and quiet. One bedroom is currently used as an office, making use of built-in shelves at a high level. The other bedroom has a built-in wardrobe for storage.

The bedrooms share two bathrooms, executed in contrasting palettes: the main bathroom has been decorated using square, white tiles around the built-in bath, with fixtures and fittings in a smart matt black. The other is a contemporary shower room, clad with square, black tiles that lend a Manhattan-esque atmosphere to the space.

Outdoor Space

The house opens to a private walled garden at the rear, which has been recently redesigned and will mature beautifully over the years. It is paved with grey tiles and lined with bamboo and trees from New Zealand. The space feels wonderfully secluded yet equally well suited to relaxing or entertaining.

The estate is pedestrianised and formed of single-storey houses linked by communal lawns. The trees, lawns and planting that link the houses are all carefully maintained. Residents often use these spaces for children's parties and neighbourhood gatherings.

The Area

Brinkworth Way is located in Hackney Wick, between Victoria Park and the River Lee. Since the 2012 Olympics, Hackney Wick has seen a significant influx of cultural investment. There are numerous restaurants and bars, including the award-winning Cornerstone, Silo, Crate Brewery, and MOTHER vegan cafe. The Here East campus is a short walk away and operates as a co-working hub and cultural center, while the award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction. The East Bank development will feature new facilities for renowned institutions such as the V&A Museum, Sadler's Wells Theatre, the BBC, and the London College of Fashion, as well as a new campus for UCL.

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Victoria Park is close by and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village, with its excellent range of restaurants and shops. In addition, there are wonderful green spaces and walks in Wick Woods, Hackney Marshes, Mabley Green, and the beautiful canal path that leads to the Greenway. There are numerous highly regarded local nurseries and primary schools.

Council Tax Band: C



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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”.