

THE MODERN HOUSE



*London E9
Sold*

Christchurch Square

Designed in 1966 by John Spence & Partners on behalf of The Crown Estate, this expansive four-bedroom townhouse is located on the south-western tip of Victoria Park; it can be found on Christchurch Square, a well-regarded modernist development renowned for its sharp, angular glazing and tiered brickwork exterior. The house has been sensitively renovated, adhering to its original mid-century design, to create a series of considered, cohesive spaces. A charming private terrace sits adjacent to the bright living area, overlooking the lush gardens which lie at the heart of the estate.

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The Tour

A short staircase leads to a private, paved terrace that faces the luscious gardens of Christchurch Square. The first-floor entrance opens to a beautifully bright open-plan living and dining space with 5 finger parquet underfoot. To the left of the entrance, glazed, sliding doors open onto a charming patio that runs adjacent to the living area and faces the communal gardens of the square beyond. The space flows into the understated kitchen, fitted with ply cabinets, walnut worktops and cork floors, reflecting the home's mid-century charm. Original features, including the cork and parquet floors, have been preserved and restored throughout. The house was renovated under the exacting eye of architect Lawrence Quinn.

There is a cosy lobby area to the rear of the kitchen, which is flooded with natural light via a skylight and large enough to be used as a study area. There is also a WC and a central corridor on this level. The garage has been converted into a utility room, creating an abundance of storage. A back door opens onto a private, paved corridor that runs across the back of the building and is separated from the street via a gate.

Upstairs, there are two double bedrooms with solid oak floors and windows with views out towards the central communal gardens. A staircase leads to a second floor with two further bedrooms and a large family bathroom. The bathroom is minimal in design, with white oblong tiles and a rose shower. The larger bedroom has been fitted with sleek, built-in wardrobes.

Outdoor Space

A glazed, sliding door opens from the living space onto a sizeable terrace, which faces the manicured gardens of the square beyond. At the back of the house, there is a paved external corridor that is separated from the surrounding houses via a gate. There is also a small patio here, which provides plenty of planting opportunities.

The Area

Christchurch Square is positioned at the edge of Victoria Park and is a short walk from London Fields. Neighbourhood culinary favourites Bistrottheque, Bright and Ombra are all within walking distance, as are the many independent shops, restaurants and pubs of the bustling Broadway Market. Just the other side of the much-loved green space, Victoria Park Village has a great food and drink scene, featuring the Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. Columbia Road's world-famous flower market, which takes place every Sunday, is also nearby.

The closest Overground stations are London Fields and Cambridge Heath, with direct services to Liverpool Street in approximately 10 minutes. Bethnal Green tube station is a 20-minute walk away and connects citywide via the Central Line.



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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”.