

THE MODERN HOUSE



*London E2
Sold*

Coate Street

Occupying the site of a former carpentry warehouse, this two-bedroom house has a wonderful sense of light and space conveniently located between Shoreditch and Bethnal Green on Coate Street.

The main living area is positioned on the first floor, a well-proportioned open-plan space with an exposed pitched roof and solid oak ceiling trusses. There is an open kitchen with a granite worktop and stainless-steel units, and loosely defined areas for a dining table and reception area. The room is double aspect, with three sash windows at the front and glass bricks at the back, inviting plenty of natural light. The original floorboards bear the attractive hallmarks of their age and use, stained a rich dark colour.

An elegant suspended staircase rises to the mezzanine area that occupies half of the roof space. The back of the house has been-shaped to turn the pitched roof into a full-height bedroom and en-suite bathroom. A wooden gallery rail looks over the living areas below.

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The ground floor currently has a very large bedroom, with en-suite bathroom, a versatile space that has access to a small rear patio. It is closed off from the entrance hall by an over-sized full-height door. The current configuration as a bedroom / studio has a whole wall of full-height storage cupboards, fitted by the previous owner who was a carpenter.

Coate Street is a quiet, mostly residential road that runs parallel to Hackney Road to the east of Haggerston Park. The Regent's Canal path is under a minutes' walk away, for easy access to the popular Broadway Market, Victoria Park, and Islington beyond. Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The house is a short walk from the independent shops and cafes of Columbia Road, which hosts a remarkable flower market on Sundays. There are a number of excellent restaurants locally, including The Marksman, Bistrottheque and The Laughing Heart. Both Shoreditch and Spitalfields are within striking distance.

Hoxton station is on the London Overground for services to Dalston and Highbury and Islington. Cambridge Heath Overground station offers direct trains to Liverpool Street with a journey time of around seven minutes, and Bethnal Green Underground station has excellent links to central London 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”.