

THE MODERN HOUSE



Old Ford Road, London E3
Sold

Lakeview Estate

This wonderful two-bedroom apartment in the Lakeview Estate is a stone's throw from the green expanses of Victoria Park and the Hereford Union Canal. Beautifully bright and recently renovated, the living areas and bedrooms run across the front of the building, so have fantastic views across the park beyond. Designed in 1958 by the pioneering modernist Berthold Lubetkin, the diagonal formation of the estate was initially designed to create a gateway opening towards the park. The estate is much admired for its architectonic façade, featuring a maroon-tiled motif typical of Lubetkin's designs.

The Architect

One of the most important figures in modernism, Berthold Lubetkin set up the architectural practice Tecton in 1932; early commissions included the iconic penguin pool and gorilla house at ZSL London Zoo. Lubetkin and Tecton's buildings became some of the most renowned of the period, ranging from private houses in Sydenham to one of the UK's only modernist terraces in Plumstead, south London, as well as the Finsbury Health Centre and the Highpoint apartments in Highgate.

THE MODERN HOUSE



East London, London
Sold

Lakeview Estate

The Tour

Lakeview Estate is set back from the road behind a hardstanding, where a door opens to a communal lobby with a freestanding concrete staircase and lift. The building has recently undergone an extensive renovation, which included the replacement of the building's doors, as well as a full restoration of the communal areas and gardens.

This apartment is located on the third floor and accessed via a connecting bridge. Entrance is to a central lobby that leads to the living spaces and bedrooms facing the front of the building, which enjoy wonderful views over Victoria Park and Bethnal Green. The spaces have been thoughtfully preserved throughout, adhering to Lubetkin's considered modernist design.

To the right of the lobby is a bright, open kitchen, recently refurbished by the current owners. Adjacent is an open living space with built-in shelving and double windows, which flood the space with natural light. Running a line from the central corridor are two double bedrooms and a family-sized bathroom with a separate WC. The main bedroom has built-in cupboard space and shelving, which is thoroughly in keeping with the building's modernist features.

Outdoor Space

The building is set within well-maintained communal gardens. It is situated on the corner of Victoria Park, with its exquisite lake and local bakery, Pavilion. The park is bounded on two sides by canals: Regent's Canal lies to the west while Hertford Union Canal runs along the southern edge.

The Area

Lakeview Estate is positioned at the edge of Victoria Park and is only a short walk to Victoria Park Village, with its wonderful food and drink scene. Neighbourhood favourites include The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. Ombra, Bistrottheque and The Approach gallery, located just off Cambridge Heath Road, are also in close proximity.

The closest tube stations are Mile End and Bethnal Green, which connect citywide via the Central Line. Cambridge Heath Overground is a 15-minute walk away, with direct services to Liverpool Street in approximately 10 minutes. There are excellent bus links into central London and east London.

Tenure: Leasehold Lease Length: approx. 92 years remaining Ground Rent: approx. £10 per annum Service Charge: approx. £900 per annum Council Tax Band: B

THE MODERN HOUSE



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”.