

THE MODERN HOUSE



*London E3
Sold*

Palmerston Court

Positioned only moments from the vast green spaces of Victoria Park is this wonderfully considered one-bedroom apartment on Old Ford Road in Bow. Subject to a clever renovation in recent years, the interior has been reconfigured by its architect owners to create an open-plan living and kitchen area, with generous glazed doors that frame luscious views of the communal garden while inviting in natural light.

The Tour

Positioned on an infill site, Palmerston Court was carefully designed to reflect the local Victorian vernacular. The estate comprises a handsome terrace of flats that face the park on Old Ford Road as well as a row of houses sitting just behind, with well-maintained communal gardens and a car park for residents. There is also a secure bike shed.

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The estate is accessed via secure gates at the rear. Entry to the apartment is set back from the pavement, behind a neat front garden with mature bushes that offer privacy. A long hallway seamlessly leads to the open-plan living, dining and kitchen at the rear, carefully configured to draw in as much natural light as possible. Original cornicing has been carefully preserved—a subtle nod to the surrounding Victorian terraces that frame the building. Clever storage solutions can be found throughout the internal plan, including low-lying cupboards in the living room and a dedicated utility space opposite the bedroom.



Teal-coloured cabinetry in the kitchen adds a dash of colour against a predominantly neutral palette, and is topped with terrazzo-effect quartz and stainless steel fixtures. Open shelves sit overhead, creating a natural focal point and plenty of easily accessible storage. Generous sliding glazed doors open onto a patio area and an immaculate communal garden, a space shared with only one other flat.

The bedroom sits at the front of the plan. Painted a soft moss green, it has an excellent provision of storage in the form of mirrored built-in cabinetry. The shower room lies adjacent, lined with smooth granite tiles from Claybrook that contrast with its burnt orange walls.

The Area

Old Ford Road 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 Butcher, Gail's and Pophams bakeries, Bottle Apostle and Jonathan Norris Fishmongers. Ombra, Bistrottheque and The Approach Tavern are also in close proximity. Victoria Park itself is bound on two sides by canals: Regent's Canal lies to the west, while Hertford Union Canal runs along the southern edge. Broadway Market is a 20-minute walk away along Regent's Canal.



The closest tube stations, Bethnal Green (Central Line) and Mile End (Central, Hammersmith & City and District Lines), are both a 10-15 minute walk away and offer connections citywide. Cambridge Heath Overground is also a 10-15-minute walk away, with direct services to Liverpool Street and to north-east London. There are excellent bus links into central and east London, with a direct bus from Victoria Park to Canary Wharf taking about 20 minutes. There is also a Santander cycle hire station close at hand.

East London, London
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Tenure: Share of Freehold Lease Length: approx. 985 years remaining Service Charge: £3,500 approx. per annum 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”.