

THE MODERN HOUSE



Claredale Street, London E2
Sold

The Water Tank, Keeling House

This hugely exciting and unique one-bedroom duplex penthouse has been converted from the former water tank on top of Keeling House, one of London's finest Modernist residential buildings. It has just been completed and is being sold for the first time.

Keeling House is approached via a set of secure gates, and across a forecourt to a glazed atrium which is manned by a concierge. There is lift access to the 14th floor, then a walk up a set of metal stairs to the entrance to this apartment, which is on the 16th floor.

There is lockup storage outside the front door, and coat storage as you come in. The open-plan reception and kitchen occupies the 17th floor, with full-height glazing on both sides looking east and west. This is partly frosted and partly louvered for planning reasons, providing remarkable framed views of the surrounding city.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The bedroom is on the 18th floor, containing a raised OSB bed with a child's bed beneath and built-in stepped storage alongside. It faces east so that you can lie in bed and watch the sunrise, and there is an opening rooflight above for stargazing. The bathroom is on the western side and enjoys the sunsets. A freestanding Italian square bath doubles as a shower, with a vertically sliding tap.

The aesthetic is deliberately functionalist, with walls and ceilings made from OSB, and micro-cement polished concrete flooring. The German flat-pack kitchen continues this narrative.

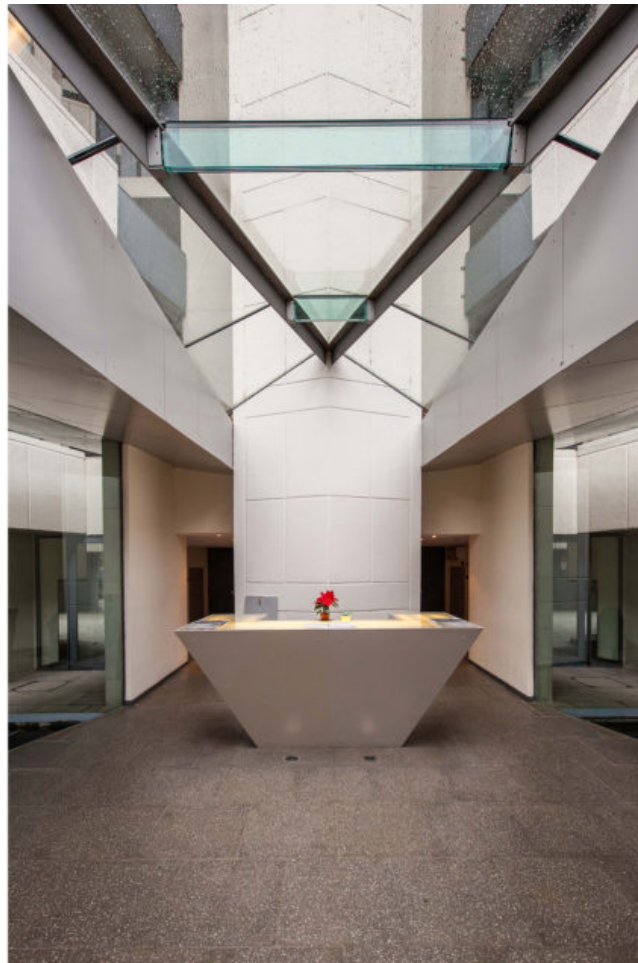
The apartment has mechanical ventilation, a heat recovery unit, underfloor heating, and an Automist fire suppression system on the 17th and 18th floors. It also has a small area of separate outside space on the 15th floor, which is covered overhead and has open sides; potentially this could be used for storage or as an outdoor studio space.

Claredale Street is very well positioned for both Columbia Road flower market and Broadway Market. Open space can be found at London Fields. Bethnal Green Underground station (Central Line) is approximately 500 metres away, providing easy access to Liverpool Street and the West End. Rail services are available from Cambridge Heath, and there are good bus links.

Tenure: Leasehold Lease Length: approx. 981 years (999 years from 25th December 1999) Service Charge: approx. £1,735.50 per annum Ground Rent: peppercorn

*East London, London
Sold*

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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”.