

THE MODERN HOUSE



Patriot Square, London E2
£1,050,000 Freehold

William Caslon House II

This bright, three-bedroom townhouse forms part of William Caslon House, a wonderful residential estate built in the 1970s in the heart of Bethnal Green. The estate is named after William Caslon I, a highly renowned local 18th-century typefounder, and is configured along the northern boundary of Patriot Square, close to Bethnal Green Gardens and Victoria Park.

The Tour

Access to the estate is gained via a pedestrianised route through Patriot Square. This tall townhouse is set behind a low brick wall, with the entrance reached via a private paved courtyard.

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East London, London
£1,050,000 Freehold

William Caslon House II

Bright and contemporary interiors unfold behind a sliding glazed door. Subject to a creative renovation in recent years, the material palette employed has been purposefully chosen to highlight the house's south-facing orientation. A living area is at the front of the downstairs open plan, perfectly placed to make the most of the morning light. Beyond is an understated contemporary kitchen with concrete worktops and integrated appliances. Engineered oak floorboards run throughout, bringing with them a feeling of warmth.

The staircase has plenty of under-stair storage and connects to the first floor, guiding upwards with sculptural floor-to-ceiling balustrades and a matching handrail. The first floor has a large living room with a picture window to the front, and the main bedroom to the back, both with ample storage in the form of full-height wardrobes. The rear en suite has a bath and cream-coloured tiles that bounce a honeyed light around the space.

The second floor has two further bedrooms, both with generous proportions, built-in storage and en suite shower rooms.

Outdoor Space

A paved courtyard at the front of the house has plenty of space for a dining set up and for a pair of sun loungers, as well as some artfully planted pots for the keen gardener. South-facing, this area is flooded with direct sunlight throughout the day.

The Area

A short walk south are the numerous shops, restaurants and bars of Cambridge Heath Road and Bethnal Green. Sager and Wilde on Paradise Row is minutes from the front door, for a seasonal menu and a wide variety of natural wine, while the green spaces of Bethnal Green Gardens and those surrounding the Young V&A are equally close by.

London Fields and the green spaces of Victoria Park are a short walk away. The Regent's Canal path is very close, for easy access to the popular Broadway Market and Islington beyond. Broadway Market has excellent places to eat and drink and hosts a food market on Saturdays. There are a number of excellent restaurants locally, including The Marksman and Bistrottheque. Both Shoreditch and Spitalfields are within striking distance, as is Columbia Road's weekly flower market.

We've written more about our Bethnal Green recommendations in our residents' guide.

Cambridge Heath's Overground station offers direct trains to Liverpool Street with a journey time of around seven minutes, and Bethnal Green's Underground station has excellent links to central London via the Central Line. The area is well-served by bus routes east and west.

Council Tax Band: E

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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”.