

THE MODERN HOUSE



*London E5
Sold*

Sladen Place II

This elegant detached house, a contemporary design by architects Adam Ogilvy, Richard MacRae and Ellie DeGory of OMDA, is well positioned near the open spaces of Hackney Downs. The house is freehold, a rare opportunity at this level, and was completed in 2015.

Occupying the site of a former stable and positioned on a no-through road, the two-storey house cuts a neat profile with a muted brick exterior. An external pivoting door, made from galvanised steel, runs flush with the façade and opens onto a secure paved area in front of the entrance.

The ground floor has a good-sized bedroom that is connected, via a sliding door, to a study space / walk-in wardrobe. Across the hall is a shower room, lit from above by a large skylight.

Upstairs, the living space is wonderfully bright, with large sliding doors that open to an east-facing sunny balcony. A ply-edged kitchen runs along one side. There is space for a small dining table and a sofa.

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The interiors are sensibly muted, matching the recessive appearance of the French brick façade and light grey aluminium window frames. Whitened oak floors have been used throughout. There is zonal underfloor heating throughout the house, including a heated wall in the bathroom for drying towels. There are two solar panels mounted on the flat roof that contribute to the building's electricity use.

The house is situated on a short no-through road in Hackney Downs. The park itself is a few streets away, a beautiful green space with excellent amenities including tennis courts and athletics track. Both Hackney Downs station and Hackney Central are a short walk away, for services on the London Overground. London Fields Lido, Broadway Market and Columbia Road are all within walking distance.

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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”.