

# THE MODERN HOUSE



*London E8  
Sold*

## Mare Street

This beautifully conceived three-bedroom townhouse forms part of a Grade II-listed terrace and has been dramatically reinvented with great elegance by Lynch Architects.

The sophisticated interiors span four floors, with a master bedroom and bathroom occupying the lower ground level, a kitchen and dining space at raised ground level, a reception room and family bathroom on the first floor, and two further bedrooms at the top.

The refurbishment of the house has been complete, necessarily maintaining the listed exterior and replacing (and updating) like-for-like the original sash windows at the front. The original details have been celebrated where possible, including two beautiful stone staircases that climb between the lower ground and first floors. Elsewhere, floorboards have been restored but maintain an original character, and the lower ground floor ceilings show exposed joists. There are fireplaces in every room, each a little different and cast from either marble or sandstone.

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The lower ground floor is arranged as a wonderful master bedroom space with a mixed tile and flagstone floor. The bedroom is positioned on the garden side whilst the bathroom sits at the front of the house with a freestanding bath as a centrepiece. There is a door that accesses vaults beneath the pavement, excellent for storage. There is also useful storage space in the loft.

The private rear garden has a section of paving immediately outside the back door, and beyond is a lawn and an area for bikes. There is a gate in the back wall that leads to an off-street parking space and quiet no-through road.



The house is well positioned between London Fields and the green spaces of Victoria Park. The Regent's Canal runs behind the house, for easy access to the popular Broadway Market and Islington beyond. Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The house is a short walk from the independent shops and cafes of Columbia Road, known for its flower market on Sundays. There are a number of excellent pubs and restaurants locally, including The Marksman, Bistrottheque and The Laughing Heart. Both Shoreditch and Spitalfields are within striking distance.

Cambridge Heath Overground station offers direct trains to Liverpool Street with a journey time of around seven minutes, and Bethnal Green Underground station has excellent links to central London via the Central Line.



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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”.