

THE MODERN HOUSE



*London E9
Sold*

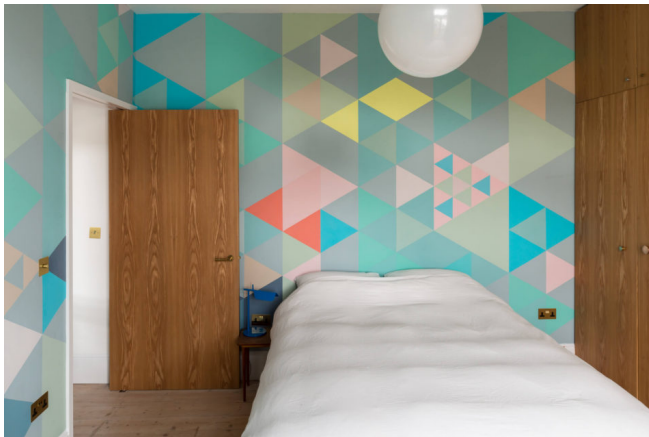
Well Street

Occupying the first floor of a handsome semi-detached Victorian townhouse, this two-bedroom apartment has been beautifully remodelled by its architect owner. The renovation has been approached with great understanding of the space and a meticulous eye for material and detail.

Access to the apartment is via a shared staircase, the front door opening onto a lateral hall. Straight ahead is a cleverly conceived wall of cupboards, faced with maple veneer. To the right is the living space complete with original floorboards, and comfortably accommodating a seating area, dining table and kitchen. Three sash windows – double glazed and soundproofed – stretch along one wall, filling the room with light.

The kitchen is positioned along the far wall with expertly crafted flush cabinets, again faced with maple veneer, and topped with a striking Atlantic stone work surface. To the right of the kitchen is the shower room, fitted with Philippe Starck loo and Duravit basin, and laid with heated tiles.

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The two bedrooms are located towards the back of the apartment, with south-facing windows that overlook the famous ballet shoe company Freed of London, established in 1929. The smaller of the two bedrooms has specially fitted shelves and a playful pink rubber floor. A pivoting door made from Red Elm leads to the master bedroom. There is a double door that opens to a Juliet balcony, and a wall of floor-to-ceiling fitted wardrobes faced with Red Elm veneer.

The interiors of the apartment have been considered at all levels, from the solid brass Walter Gropius-style door handles to the Belgian wood burning stove by Stuv. Behind the scenes, work was carried out to completely replace the plumbing and electrics, and improve the soundproofing with a specialist acoustic ceiling suspension system, acoustic floor materials and replacing all the windows with double-glazed sashes with acoustic glass.

The flat is located in central Hackney, just to the east of the popular London Fields and bustling Mare Street, and close to the green spaces of Victoria Park and the Regent's Canal path. There are many fantastic restaurants locally, notably Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Share of Freehold Lease Length: approx. 999 years
Ground Rent: Peppercorn

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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”.