

THE MODERN HOUSE



*London E8
Sold*

Welshpool Street

Designed by architect Simon Mundy and completed in 2017, this two-bedroom detached house sits on a quiet street behind Broadway Market near the green open spaces of London Fields.

Accommodation is inverted, with the two bedrooms and the bathroom positioned on the ground floor, and a wonderfully light living space on the upper level.

Entrance is to a wide hall laid with polished concrete floor. Light is from a courtyard garden through a glazed rear door. The two bedrooms are equal in size, one with a door that leads to the external courtyard. The bathroom is simply designed in birch ply with geometric patterned tiles that surround the bath / shower.

Upstairs the living space accommodates a kitchen, dining and seating area, brightened by a combination of large windows and well-positioned skylights that puncture the exposed timber ceiling. The use of warm-toned wood works in contrast with the polished concrete of the lower floor.

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

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The house is neatly positioned on its site, cleverly arranged to create privacy from the street and devise small corners of secluded outside space and external storage.

The house is very well located on a quiet street behind the shops of Broadway Market, which has some excellent places to eat and drink, and hosts a popular 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 well-regarded pubs and restaurants locally, including The Marksman, Bistrottheque and The Laughing Heart. Both Shoreditch and Spitalfields are within walking distance. The Regent's Canal path, located at the southern end of Broadway Market, provides easy access to Victoria Park and Hackney Wick in one direction, and Angel in the other.

The property is within easy walking distance of both Hackney Central and Haggerston Overground stations, with excellent links to many parts of city. Both Cambridge Heath Overground station and London Fields station offer direct trains to Liverpool Street with a journey time of around seven minutes. Bethnal Green Underground station has excellent links to central London via the Central Line.



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”.