

THE MODERN HOUSE



Ada Place, London E2
Sold

Ada House

Just across the canal from Broadway Market, this two-bedroom apartment set in Ada House has been subject to a series of carefully considered design interventions by studio.skey. Positioned at the end of the first floor of this well-conceived 1930s block, a neutral colour palette of Farrow & Ball paint works in tandem with a pared-back aesthetic to create tranquil interior spaces. The building is excellently located near Regents Canal, London Fields and Victoria Park, with the cultural hubs of Broadway Market, Columbia Road and Shoreditch all within easy walking distance.

The Tour

Ada House lies just over the canal from the southern end of Broadway Market, occupying the corner position where Pritchard's Road and Ada Place meet. Much like the handsome 1930s blocks that define the surrounding vernacular architecture, the building's sweeping façade is characterised by London stock brick, punctuated by generous windows

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East London, London
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Access is at the rear of the estate, from where a stairwell in the western block ascends to the first floor, where the apartment occupies the north-end position. The front door opens onto a central hallway that divides the plan.

A west-facing living space occupies the back corner. Natural light pours in through a large window, perfectly positioned to frame leafy views of a Sycamore tree and wonderful pink and orange views at sunset. The floorboards have been painted to blur the distinction between the floor, walls and ceiling, enhancing the sense of light and volume. There is space for a dining table adjacent to a built-in bench seat in the corner, while open shelving sits deep in the alcoves to provide easy access storage. There is also a useful storage cupboard concealed in the wall opposite.

The soft pink kitchen is positioned off the central hallway at the front of the plan. A dark timber worktop sits below a white tiled splash back and open shelving. Bosch appliances are integrated.

Painted floorboards continue in two double bedrooms that sit adjacent, both with ample built-in storage. Gentle light illuminates Kabric plaster walls in the main bedroom, where two large mirrored wardrobes accentuate the length of the space.

In the centre of the plan, a sizeable bathroom with a spacious walk-in shower is finished with hexagonal tiles in a charcoal hue, sourced locally from Mosaic Factory on Columbia Road. A separate WC sits adjacent to the front door.

The Area

Ada House is just moments away from Regents Canal and Broadway Market, within a 15-minute walk of Shoreditch, Bethnal Green, Hackney and Dalston. Local favourites include E5 Bakehouse, Climpson's Coffee, Donlon Books, Okko and Café Cecilia. The green spaces of Victoria Park, London Fields and Haggerston Park are all a 10-minute walk away. Oval Space is around the corner, a multi-use arts space that has become synonymous with London's most forward-thinking and exciting programme of music events.

Columbia Road, with its weekly flower market and an array of independent shops and cafés, is also very close. Hackney Road is home to an increasing number of popular cafés, bars and restaurants, notably Morito, Sager + Wilde, The Marksman and O-Zone Coffee, which is a five-minute walk away.

London Fields and Cambridge Heath stations are both 10 minutes by foot, both of which offer Overground lines to Liverpool Street. Bethnal Green station (Central Line) is a 15-minute walk away, and there are good bus links nearby. The City is also reachable along the Regents Canal Towpath.

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Tenure: Leasehold Lease Length: Approx. 103 years remaining
Service Charge: Approx. £1,100 per annum
Ground Rent: Peppercorn Council Tax Band: C



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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”.