

THE MODERN HOUSE



White Post Lane, London E9
Sold

Bagel Factory

Positioned in the Bagel Factory project, an award-winning collaboration between the architects HWO, Hawkins|Brown and Buckley Grey Yeoman, this welcoming two-bedroom apartment exemplifies a contemporary approach to urban living in Hackney Wick. Situated on the fifth floor, it has a versatile east-facing balcony, as well as access to a communal roof terrace, which is a suntrap in the summer with far-reaching 360 degrees views. Surrounded by parks, rivers and canals, the apartment is brilliantly located in what was Hackney's largest industrial area but has since been transformed into a creative part of East London with excellent bars, cafes and restaurants.

The Project

The Bagel Factory is a collection of unique warehouse-style apartments spread across three distinct buildings, designed in collaboration between architects HWO, Hawkins|Brown and Buckley Grey Yeoman. Harking to the area's industrious history, the project fuses the notions of old and new. Façades of elaborately detailed bands of brick on edge and columns of dog tooth masonry provide visual weight against the simple architectural profiles of structures.

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There is a palpable sense of community throughout the project, thanks, in part, to shared thoroughfares. External, yet covered and sheltered, these walkways circle inner courtyards and lead directly to the apartments. The expansive communal roof terrace provides an additional place for residents to connect and congregate throughout the year. The Bagel Factory was awarded the 2019 Planning Award for 'Best Placemaking at High Densities'.

The Tour

The apartment sits in a striking building on a corner plot, defined by modern buff and white bricks rising above the street below. Access is via a secure entryphone system to impeccably maintained shared areas, ensuring a welcoming gateway.

The apartment is on the fifth floor and has lift and stair access. These lead to a sheltered external walkway and the front door, opening a generous hallway, where a pared-back palette of white-painted walls and large format porcelain tiles warmed by underfloor heating commences setting the tone for the rest of the apartment. Here, a neatly positioned recess is the perfect spot for a desk, and there is plenty of storage for coats and shoes.

The open-plan kitchen and living area is a thoroughly sociable dual-aspect space. Generous windows punctuate the walls, allowing light to flood in through all angles. One of these expanses of glazing opens directly to a secluded and versatile balcony that can partially open or be fully enclosed. This is the perfect spot for a morning coffee and weekend crossword, with views extending in every direction, making the most of the dramatic urban panorama.

In alignment with the rest of the apartment, the kitchen has been cleverly conceived for the practicalities of everyday life. The open-plan nature of the space ensures it is perfectly suited to entertaining while cooking. Neatly housed in contemporary Nobilia cabinetry, an array of Bosch appliances and generous storage are tucked beneath black and speckled Silestone worktops. Pale-hued timber-faced wall cupboards and full-height units add extra storage.

Executed in a similarly fresh and simple palette, the two bedrooms are calm, bright spaces, each with full-height and full-width windows framing views of the balcony and beyond. One of the bedrooms has an en suite shower room and a generous built-in wardrobe, while the other has further desk space. Completing the plan is a second bathroom, with a built-in bath complete with a large showerhead and fittings by Roca. Mirrored cabinetry behind the sink conceals storage and reflects light spilling from the westerly window around the room.

The building has a concierge service and a well-equipped gym (membership of which is covered by the service charge). There is secure bike storage at ground level.



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Outdoor Space

The sheltered balcony makes a peaceful spot to sit and enjoy a lazy Sunday brunch. With ample space for a table and chairs, as well as a secondary seating area, it is protected from the elements yet feels part of the natural world outside with views over the surrounding metropolitan landscape.

An expansive communal roof terrace crowns the building, where paving and turf lie underfoot, and surrounding walls provide sanctuary and privacy. The space has astounding 360-degree views and receives sunshine throughout the day. Planters and picnic tables are dotted around the terrace, making it an excellent place for evening drinks and alfresco dining.

The Area

The Bagel Factory is a new architectural development in the heart of Hackney Wick, a short walk from the surrounding parks, canals and rivers. On the eastern side lies the Queen Elizabeth Olympic Park; on the other is the beautiful expanse of greenery that is Victoria Park, home to a popular farmer's market and street food stalls on Sundays and to the north are Hackney Marshes.

Victoria Park Village, with its excellent food and drink scene, is a few minutes away. Neighbourhood favourites include The Ginger Pig butchers, Gail's and Pophams bakery, Bad Coffee, Bottle Apostle and Jonathan Norris Fishmongers. Ombra, Bistrottheque and The Approach Tavern are also nearby. The Michelin-starred Cornerstone, by Tom Brown, is a short walk away, and the zero-waste restaurant Silo is an inspirational and delicious place for dinner. The local stalwart Crate brewery and pizzeria is a great relaxed hang-out, as is The Library of Things, an excellent spot to borrow tools and other household equipment.

The Olympic Park and the Hackney Marshes provide wonderful facilities for running, cycling and swimming or merely taking a gentle stroll surrounded by nature.

Hackney Wick Overground is a four-minute walk away, with direct services to Liverpool Street and northeast London. Stratford is one stop away on the Overground, providing links to Jubilee, Central and Elizabeth lines and DLR services, as well as cross-country and international rail services. There are excellent bus links into central and east London, with a direct bus from Victoria Park to Canary Wharf taking about 20 minutes.

Tenure: Leasehold Length of Lease: approx. 246 years remaining Service Charge: approx. £6,700 per annum Ground Rent: approx. £350 per annum Council Tax Band: D

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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”.