

THE MODERN HOUSE



*London E3
Sold*

Bow Common Lane

This exceptional, newly-built three-bedroom house designed by architect Stuart Hatcher, cleverly occupies a plot of land on Bow Common Lane, a short walk from Mile End Park in east London. The interiors have been expertly designed by Mad Atelier.

The design exploits the dimensions of a former mechanic's garage to create a striking set of contemporary living spaces, configured across three storeys, including private courtyard lined with Crittal windows and a secluded roof terrace.

The house is slightly set back from Bow Common Lane, a peaceful residential street. The facade is characterised by black-painted brick with newly installed industrial-style wooden doors and sections of frosted glazing to draw light into the front of the plan.

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Upon entry, the ambitious nature of the house's design is immediately apparent. Split levels seem to rise at staggered junctures, beneath large sections of Crittall glazing and open-tread staircases, creating a dramatic sense of scale and volume, while stylishly promoting the flow of natural light throughout. A judicious material palette complements these effects, including polished concrete floors, engineered oak parquet, black steel, exposed brick and extensive sections of glazing.

The ground floor comprises an open-plan kitchen and dining room, as well as a guest W/C and internal bike store, positioned beneath two large skylights. The pitched ceiling in this section of the house is double height. A short staircase leads down to large light-well forming a courtyard with glazing doors on three sides. A master bedroom with en-suite is positioned on one side, while a guest bedroom is positioned on the opposite side of the courtyard. There is a basement below with a large family bathroom, lined with polished concrete, a plant room and a utility room with excellent storage space.

The first floor comprises a living room, overlooking the kitchen and living room at one end and down into the light-well at the other. This space forms the heart of the house and is wonderfully bright. It leads onto a third bedroom with en-suite shower room at the rear of the plan. This space is currently configured as a study. Stairs lead up to a private roof terrace with views over the rooftops, towards Mile End Park.

Bow Common Lane is a peaceful residential street, located near Mile End Park, Tower Hamlets Cemetery Park and the Regent's Canal. Both Roman Road and Victoria Park are a 15-minute walk away. There are plenty of great pubs and restaurants locally, and the popular Genesis art-house cinema is nearby.

Mile End Underground Station (Central, District and Hammersmith & City Lines) is a five-minute walk away.



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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”.