

THE MODERN HOUSE



*Fassett Square, London E8
Sold*

Bruno Court II

This beautifully preserved apartment is located on the first floor of one of east London's finest Modernist buildings, Bruno Court. Designed by the noted architects Burnet, Tait & Lorne, Bruno Court was built in 1935-36 as an extension to the existing German Hospital and is believed to have been inspired by Alvar Aalto's Paimio Sanatorium in Finland. The building overlooks Fassett Square, a charming Victorian garden a short walk from Dalston Junction. The hospital was closed in 1987 and converted to private residences in the late 1990s. Bruno Court is now Grade II-listed in recognition of its architectural significance.

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This particular apartment is positioned on the first floor of the block, overlooking Fassett Square. Two bedrooms are positioned at one end of the apartment, one is currently configured as a designer's workshop. Both rooms have double height ceilings and original Crittal windows, which have been painted a signature shade of aqua-marine on the exterior of the building. The open-plan kitchen and living room can be found at the end of a short corridor and is bathed in wonderful levels of natural light. The living space has original storage spaces built into the wall, while the kitchen has been re-designed and hand-crafted by the current owner. Original floorboards run throughout the apartment. A family bathroom has also been re-fitted, in keeping with the apartment's mid-century aesthetic.

There is lift access to the communal roof of the building, which has panoramic views across the city, as well as a beautiful semi-circular concrete awning in the art deco style.

Uniquely, this apartment comes with one parking space in a gated private area at the rear of the building.

Fassett Square is a quiet enclave of buildings (predominantly Victorian houses) grouped around a pretty private garden. All residents have a key to the square. Nearby Hackney Downs station runs regular trains to Liverpool Street, and Dalston Junction links to Highbury & Islington, Shoreditch High Street and Canada Water on the East London Line. There are also bus routes along Graham Road. London Fields is a short walk to the south, including Broadway Market. All of the nightlife and conveniences of Dalston are within easy reach.

Tenure: Leasehold with Share of Freehold Lease length: approx. 115 years Service charge: approx. £2,700 per annum



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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”.