

THE MODERN HOUSE



Fassett Square, London E8
Sold

Bruno Court

Discreetly located on the top floor of one of east London's finest Modernist buildings, this magical rooftop studio apartment with roof terrace has outstanding views of the City skyline.

Designed by the noted architects Burnet, Tait & Lorne, Bruno Court was built in 1935-36 as an extension to the German Hospital on a charming Victorian garden square. It has been Grade II-listed in recognition of its architectural quality.

This apartment is the only one situated on the top floor, and has been converted from what was originally a children's playroom. It combines the charm of a cottage with the natural light of a modern apartment, and was featured in the film *One Day*, starring Anne Hathaway.

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There is lift access to the communal roof of the building, and then a short external walk to the front door of the flat. Upon entering, there is a kitchen and breakfast room, with folding doors onto a wonderfully bright reception room with a wood-burning stove and glazed doors that open up to the terrace. The property has its own area of private terrace up to some planters, and beyond is the communal terrace that is shared by all of the residents in the building.

Behind the kitchen is a shower room. A set of space-saving stairs leads to the loft, which was originally the tank room and has reduced head height.



Fassett Square is a quiet enclave of buildings (predominantly Victorian houses) grouped around a pretty private square. 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, and all of the nightlife and conveniences of Dalston are within easy reach.

Tenure: Leasehold with Share of Freehold Service charge: approx. £1,800 per year



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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”.