

THE MODERN HOUSE



Bethnal Green Road, London E2
Sold

City View House II

This skilfully designed live/work apartment occupies the upper ground floor of City View House, a former Victorian Biscuit factory, set back from Bethnal Green Road. The spaces have been entirely redesigned by multidisciplinary architectural studio SUPRBLK and the result is a wonderfully versatile set of rooms, flooded with natural light from three large factory windows on the building's south-facing aspect.

An ingenious flexibility has been the organising principle throughout; each space can be configured to accommodate a variety of lifestyles, incorporating ladders, raised working platforms, sliding partitions and cleverly concealed storage spaces. All of these aspects are delivered in a palette of materials which seek to honour the history of former baking rooms which this apartment occupies. Russian birch ply has been stained semi-translucent grey, to chime with the patina the original glazed brickwork, while pale engineered oak parquet with underfloor heating runs throughout.

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The apartment is positioned towards the rear of City View House and spills out onto an outdoor terrace at the front which benefits from sunlight all day. Access is gained via two industrial doors which open out directly onto the terrace. Inside, the living room is arranged in an open plan next to a kitchen of birch ply with induction hob and a Smeg oven. Opposite, is a dining area or study, which can be partitioned off to become a second bedroom. There is a family bathroom, secluded away from the living spaces, which has Domus tiles, dimmer lights and further storage space.

Above these areas is a raised sleeping platform (reduced height), accessed via a bespoke birch ladder. Beyond the kitchen, there is also a raised office platform which similarly exploits the apartment's high ceilings and excellent levels of natural light.

The master bedroom sits, at ground level, behind the raised office and can also be separated off from the rest of the apartment with a sliding pocket door. The bedroom leads onto a cavernous dressing room, with two rows of built-in storage. The dressing room also has further storage space cleverly concealed above it for larger items.

City View House was converted into flats in 1987. It has a porter, a communal roof terrace, secure bicycle storage and 24 hour security. It fronts onto Bethnal Green Road, but this flat is quietly tucked away at the side overlooking Hollybush Gardens. Parking spaces are often available to purchase in the building.

Bethnal Green is now one of the more established East London neighbourhoods. It is home to a thriving range of traditional pubs and cafes, such as E Pellicci, Tayyabs and The Approach Tavern, as well as a new wave of bars and restaurants including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. The V&A Museum of Childhood is very close by, as is York Hall leisure centre. Slightly further afield the Regents' Canal, Columbia Road Flower Market, Brick Lane and Shoreditch can be found.

The Apartment is close to Bethnal Green tube station. Cambridge Heath and Bethnal Green Overground stations are within five minutes' walk. Weavers Fields and Bethnal Green Gardens are local parks, while the large open spaces of Victoria Park are slightly further afield.

Tenure: Leasehold Lease length: approx. 92 years Service Charge: approx. £3,400 per annum Ground Rent: approx. £200 per annum

Read our recent interview: Open House: Suprblk architects Michael Putman and Sara L'Espérance on flexible architecture and timeless design at their apartment in Bethnal Green

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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”.