

THE MODERN HOUSE



Old Ford Road, London E3
Sold

Connaught Works

This exceptional apartment occupies a wonderful position on the first floor of Connaught Works, a beautiful conversion of a Victorian paper warehouse on the southern border of Victoria Park. The apartment has been the subject of an ingenious renovation in recent years care of designers Farlam and Chandler.

The Building

Connaught Works is a grand Victorian building characterised by its multi-storey brickwork façade and grand industrial fenestration. It overlooks Victoria Park and the Hertford Union Canal at the rear and is wonderfully placed for many of east London's attractions.

Access is gained via a glass-fronted, double-height lobby just off the Old Ford Road. The apartment is positioned on the first floor. Upon entry, it is immediately clear that Farlam and Chandler have sought to create a set of interiors that drawn of the Victorian craftsmanship inherent in the building, to create a set of spaces that feel undeniably contemporary.

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The Tour

Subtle textural references run across the plan and surprisingly intricate details reveal themselves gradually, reflecting the meticulous precision that epitomises this renovation.

Intricate plywood boards of varying widths run underfoot throughout, beginning in the entrance hall and leading through to the heart of the home, an open-plan kitchen, living and dining room.

These spaces have been cleverly-conceived to exploit space in the most efficient manner. Beautiful bespoke cabinetry lines one wall, concealing a kitchen with units of birch-ply. There is further storage space above the kitchen which can be accessed using a fitted sliding ladder. This whole area folds away, to create an uncluttered entertaining space, or to allow space for guests to stay. A kitchen island, with integrated storage, can also be moved to create more space and flexibility.

A dining area is positioned next to the kitchen with bespoke built-in seating and storage spaces, configured beneath one of the three large factory windows lining the apartment's northern aspect. The brickwork along this wall has been left exposed to celebrate the raw materiality of the apartment's palette. A living room has been arranged at the opposite end of this space.



The master bedroom has bespoke fitted wardrobes in birch-ply and two further large factory windows looking out over Connaught Works' internal courtyard. The floorboards in this room have beautifully intricate dove-tail joints and birch-ply skirting.

The bathroom is positioned off the entrance hall and has marble tiles, a beautiful semi-circular fluted-concrete sink, and fluted-glass shower partition. Black tapware is by the Watermark Collection.

The Area

The Old Ford Road runs parallel to Victoria Park and Roman Road. The market at Roman Road runs three times a week; established in 1888, it survived the influx of covered shopping centres in the 1970s, and continues to thrive as a venerated East London tradition.

Victoria Park, home to Pavilion Café and Chisenhale Gallery, is a five-minute walk away. Just the other side of the locally-loved green space, Victoria Park Village has a wonderful local food and drink scene, with a Ginger Pig butchers on Lauriston Road, Bottle Apostle and Jonathan Norris Fishmonger's. This part of town has some excellent pubs, and there are also many lovely parks. Regent's Canal connects Victoria park to Mile End park and further east is the Queen Elizabeth Olympic Park.



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Mile End and Bow Road stations (Central Line, District and Hammersmith & City) are a short walk away to the south.

Tenure: Leasehold Lease Length: approx. 107 years remaining Service Charge: approx. £1,525 per annum Ground Rent: approx. £250 per annum Parking: Spaces can be leased, subject to availability Council Tax Band: B



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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”.