

THE MODERN HOUSE



Darnley Road, London E9
Sold

The Button Factory

The Button Factory is a collection of three contemporary loft apartments, built on the top floor of a former button factory in Hackney. The grand Victorian structure has been renovated over the past year by Fentiman Design and Orsinibrewin Architects, who between them have introduced a material palette of cross-laminated timber, black corrugated steel and polished concrete.

Of the three apartments originally for sale, only one two-bedroom apartment remains. It is the largest of the three, extending to just shy of 800 sq ft, and is positioned at the front of the building. It has a large kitchen, living and dining room with skylight above. The plan stretches out, opening onto a private terrace via sliding glazed doors.

The interior aesthetic is defined by sections of cross-laminated timber across the walls and ceilings, and polished concrete underfoot. There are elegant kitchens with Spruce Pine cabinetry, built-in wardrobes in all bedrooms, minimal black linear lighting and large sections of glazing. The spaces exceed the sum of their features capitalising on their elevated position to offer the best of loft-style living.

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East London, London
Sold

The Button Factory

The grand industrial proportions of the original factory building have been sensitively preserved; the ground, first and second floors have been transformed into artists' studios with large factory windows characterising the street-facing facade, between elegant sections of London stock brick and red-painted linear columns.

The top floor is now characterised by an asymmetrical roof profile in black corrugated metal, offering an engaging contrast to the earthier tones of the factory brickwork below. The profile of this additional floor, creates a series of connected mono-pitched roofs and an arresting sense of light and volume within, giving each flat a unique architectural feel.

The concept behind the design of the building is that each apartment has its own independent roof profile, creating different typologies and greater visual interest in the perspective views to the building. The roof extension has a combination of flat, saw tooth and pitched roofs.

The renovation has seen the creation of a courtyard at the front of the building, with Sheffield stands for bike storage and an attractive planting scheme. Access to the top floor is gained via a large industrial-style door with intercom to each flat. This entrance is shared with the artists' studios.

The Button Factory is well-positioned on a quiet residential street in central Hackney, just to the east of the popular London Fields and bustling Mare Street. There are many fantastic restaurants locally, notably Raw Duck and Lardo on Richmond Road, and Pidgin and Violet on Wilton Way. Nearby, Well Street market is now open weekly, and Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market on Saturdays. The green spaces of Victoria Park and the Regent's Canal path are a few minutes' walk to the south.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Leasehold Lease Length: approx. 999 years Service Charge: approx. £2,500 per annum Ground Rent: approx. £150 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”.