

THE MODERN HOUSE



*London E8
Sold*

Ellingfort Road

This immaculately presented three-bedroom live/work townhouse forms part of the innovative Ellingfort Creative Partnership in central Hackney. Home to an established association of artists, designers and creative businesses, each house has a shared ownership of the extensive private courtyard, including an area for secure parking.

Measuring approximately 1,338 sqft internally, accommodation is arranged over three levels with the main living space at the top, two bedrooms on the middle floor, and a third bedroom or studio/workspace on the ground floor.

Entrance is to a large, wide hallway, with a WC and utility room to the left and double doors (with steel-framed portholes) to the studio space directly in front. Tall glass doors, with integrated Venetian blinds, give access to a slate and shingle coastal garden with wooden boardwalk, opening onto the secluded courtyard beyond. There is an allocated parking space in the courtyard which is demised to the house.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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A central staircase, with contrasting foot-treads, spirals up through the building leading to the first floor where there are two double bedrooms, both with en-suite bathrooms.

The top floor is a striking single room with exposed steel girders and a mono-pitch ceiling that rises to a double height towards the front of the house, creating a fantastically bright living space. This room has a seating, dining and kitchen area, with access to a balcony and industrial metal staircase that leads directly down to the garden.

The house has been redesigned by Gresford Architects, who have brought a distinctly fresh clarity to the interiors. There is a Cement Grey Marmoleum floor (by Forbo) throughout the house. Every room has areas of exposed breeze-block, further enhancing the light-industrial nature of the property. Schuco double-glazed doors, imported from Germany, and slotted windows flood the building and staircase with light throughout the day. The 111 Polyamide pale grey fittings in the bathrooms, and the banisters and door handles are all by Hewi System. The elegant lights in the main living space are by Italian lighting company, Flos.

The house is excellently located in central Hackney, between the green spaces of 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 Broadway Market has a reputation for excellent places to eat and drink, and hosts a food market on Saturdays.

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

Service Charge: approx. £300 per annum (includes maintenance of communal courtyard and building insurance)

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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”.