

THE MODERN HOUSE



*London E2
Sold*

Ezra Street

Occupying the site of a former Victorian flour store on Ezra Street, this semi-detached two-bedroom house, with private courtyard garden, is a superlative oasis of calm behind the wonderful bustle of Columbia Road. The house was commissioned by the current owners and completed in 2015 to a visually arresting design by burgeoning architectural practice, Al-Jawad Pike.

The house, delicately nestled between two buildings, is an exemplary exercise in spatial design, harnessing natural light and volume to bely its modest footprint. Access is off a pedestrian walkway to a private, paved courtyard garden, with steel-framed glazed doors to an entrance hall on the right and dining area on the left.

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The ground floor is arranged in an open plan of flowing zones linked by a beautiful terrazzo-esque polished asphalt and granite floor. At the rear of the property is a linear box clad in strips of oak and bathed in natural light from mono-pitch glazing overhead. The kitchen pairs oak veneer cabinets and joinery with brushed stainless-steel worktops, and a portal offers views through to the front of the house and exterior beyond. To the right of the entrance hall is the living room, with shuttered windows of reeded glass, and before the kitchen is a wet room containing utilities.

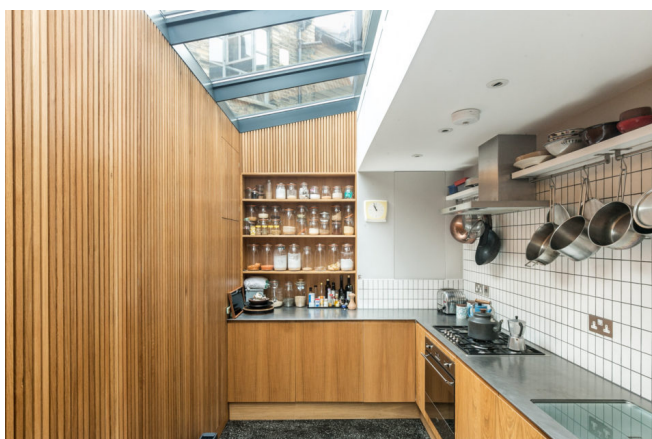
A staircase ascends to the upper level where there are two bedrooms with high vaulted ceilings and exposed beams. The smaller room, currently used as a study, has built-in wardrobes. Windows are double glazed throughout and radiators are by Zehnder.

The house and its owners, a textile designer and a lighting designer, currently feature in our 'Open House' series which can be viewed [here](#).

Ezra Street is located just off Columbia Road, a vibrant row of independent shops and cafes, and host to a remarkable flower market on Sundays. There are a number of excellent pubs and restaurants in the immediate area including the Royal Oak, Brawn, Laxeiro, and directly opposite, the lovely Campania. Also worthy of note are the Pavilion Bakery on Columbia Road and Morito on Hackney Road.

The green open spaces of Haggerston Park are a short walk away, with London Fields and Broadway Market a little further to the north. Shoreditch is a short walk to the south west and contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, Rochelle Canteen and Blue Mountain School. Bethnal Green (Central Line) and Old Street (Northern Line) Underground stations are equidistant, and Hoxton and Shoreditch High Street are both nearby for London Overground services.

Read our interview: [Open House: designers Eleanor and Peter Pritchard on moving to east London and converting a former Victorian flour store](#)



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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”.