

THE MODERN HOUSE



*London E2
Sold*

Florida Street

Set within an elegant former garment factory, this remarkable three-bedroom warehouse conversion with roof terrace was designed by architects Paper House Project and completed in 2016.

Measuring approximately 1,654 sqft internally, there are two levels of living space in an open-plan arrangement. The large ground floor room houses the kitchen, dining and seating area and centres around a double-height atrium and striking steel staircase that connects the two floors. Tucked behind the kitchen, is a discreet space containing the pantry, utility room, bathroom and a rear door to the private car park where there are two parking spaces.

Upstairs, a glazed gallery walkway circles the atrium and provides access to the three bedrooms, separate dressing room and two bathrooms. A second set of stairs leads up to a decked roof terrace, accessed via a large, electronically operated skylight.

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The design creates a wonderful feeling of light and volume. Glazing has been used effectively throughout to allow natural light to penetrate the space, whilst obscured glass panels devise privacy where appropriate.

The industrial aesthetic of the building has been preserved in the use of materials, with steel-framed internal windows, an open-tread metal staircase and exposed steel columns. The kitchen combines an industrial stainless-steel worktop with an elegant marble island. The main living space has a seamless poured concrete resin floor, whilst oak is used at bedroom level.

Florida Street is excellently located between Columbia Road and Bethnal Green. This exciting and permanently evolving area is the centre of some excellent shops, restaurants and pubs. Shoreditch House, Lyle's, Sager & Wilde and Morito are all just a few minutes' walk. Columbia Road has a very popular flower market every Sunday.

The house is equidistant to Shoreditch High Street station (London Overground) and Bethnal Green station (Central Line), and approximately a mile from Liverpool Street station (Central, Circle, Hammersmith & City and Metropolitan Lines) and the City.



East London, London
Sold

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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”.