

THE MODERN HOUSE



*London E8
Sold*

Independent Place

Positioned in a converted bible factory in Dalston, east London, this two-bedroom house is wonderfully light and tranquil. Living spaces unfold across three floors, finished in brilliant white that accentuates the volume and lines of the architecture. There is a private outdoor seating area, as well as larger communal gardens in the gated development. Independent Place is within easy reach of the best of Dalston, Stoke Newington and Hackney and a short walk from the large green space of Hackney Downs Park.

The Tour

Independent Place is a secure development of converted warehouse buildings just off Shacklewell Lane. The gated complex is divided into three main sections, with this section discretely tucked away in the rear corner. The house sits within the middle of a terrace of sorts, its facade retaining the hallmarks of warehouse design, including traditional brickwork and large windows. There is an allocated parking space in front of the house, as well as plenty of visitor parking.

THE MODERN HOUSE



*East London, London
Sold*

Independent Place

The main living spaces are positioned on the first floor, where a sense of volume pervades. The mono-pitch of the roof rises high above, amplifying the already-excellent levels of natural light welcomed in through three windows on two aspects. The kitchen lies on one side of the plan, comprising a long, stainless steel bar that holds appliances such as a Smeg dishwasher and oven, plus a washing machine. The living and dining areas are positioned opposite, creating a thoroughly sociable atmosphere.

The ground floor is home to a secondary living room, plus a bedroom and a family bathroom. Built-in bookshelves and cabinetry have been introduced along one wall. The double bedroom is currently arranged as a nursery; this has French doors that open directly to the patio area, blurring the boundary between inside and out. The adjacent bathroom is home to a large bath and ample storage space.

The main bedroom lies on a mezzanine level above the main living spaces, tucked away in the roof's pitch. The space overlooks the dining area via a central void. Built-in wardrobes have been concealed within two walls, while a porthole window punctuates the space in between. The contemporary en suite shower room has been recently renovated, clad in handsome green tiles laid in a herringbone pattern; brass fixtures and fittings add a dash of traditional detailing.

Outdoor Space

A small patio area is situated off the ground floor bedroom. Currently laid to gravel, this has space for a table and two chairs.

There are also communal gardens within the gated development, which feel wonderfully private and tucked away from the energy of Dalston beyond. These have been beautifully planted with flourishing borders, shrubs and mature trees; several sections of lawn are dotted with daisies and interspersed with paths that wind around the greenery. Benches provide a secluded spot to sit and relax.

The Area

The house is just off Shacklewell Lane, north of the famous London Fields and bustling Mare Street. The green spaces of Victoria Park and the Regent's Canal path are within easy reach. There are many fantastic restaurants locally, notably Lardo on Richmond Road, Angelina's on Dalston Lane, and Pidgin and Violet on Wilton Way. The renowned Dusty Knuckle bakery is a short walk away, as is the bar Brilliant Corners.

Weekly markets occur at Victoria Park and Well Street, and Broadway Market has a reputation for excellent places to eat and drink and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

THE MODERN HOUSE



Independent Place

Hackney Downs and Dalston Kingsland Overground stations are both a ten-minute walk from Independent Place and provide links to Liverpool Street in less than 10 minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Share of Freehold Lease Length: approx. 963 years remaining Service Charge: approx. £1,560 per annum Ground Rent: approx. £50 per annum Council Tax Band: C



East London, London
Sold

THE MODERN HOUSE



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”.