

THE MODERN HOUSE



London E2
Sold

Old Ford Road

Situated on the ground floor of a converted Victorian pub in east London, this three-bedroom apartment has been sensitively updated in recent years. A sense of volume and flow characterises the interior spaces, which have been realised in a neutral, pared-back palette. The apartment has a generous terrace overlooking the Regent's Canal, while the green expanse of Victoria Park lies immediately opposite.

The Tour

Positioned on the corner of Old Ford Road and Sewardstone Road, this Victorian building bears signage for its old pub name 'The Cricketers' above the doorway. Repainted a muted light grey, the traditional façade conceals the contemporary nature of the renovations within.

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Entry is to a wide front hallway with built-in bicycle racks along one wall. This has been painted a smart matt black, which works in harmony with the grey and white Patricia Urquiola tiles underfoot. The floors throughout are a combination of these tiles and solid oak floorboards, which have been used to subtly zone the spaces. Off the hallway is a utility room with a WC, as well as the family bathroom with its large, Japanese-style, built-in bath and window onto the terrace.

The open-plan living, kitchen and dining room occupies the majority of the plan. Wonderfully high ceilings create a grand sense of volume, while windows on three aspects welcome light into the space; these have secondary glazing to ensure a peaceful environment. A glazed door opens onto the terrace beyond and further amplifies the natural light. A white-painted brick chimney breast creates a handsome focal point, with built-in bookshelves extending the height of the alcove on one side.

The kitchen is gently delineated by a shift in flooring to grey and white geometric tiles. A large island with solid oak worktops creates the perfect spot for gathering and socialising, while further worktops and cabinetry along the rear wall provide storage. There is a Siemens oven and hob built into the cabinetry.

Occupying the rear of the plan, the main bedroom has a similarly bright and airy atmosphere. A large window frames views onto the terrace beyond, out over the canal and Victoria Park. The second and third bedrooms are both light, voluminous spaces; the third bedroom is currently used as an office space and makes a serene, secluded environment for working.

Outdoor Space

The expansive terrace is positioned immediately above the Regent's Canal, with outdoor dining accompanied by the gentle sound of the lock a few metres downstream. There is built-in bench seating, which also conceals storage and makes the perfect spot to sit and enjoy the leafy views over Victoria Park opposite.

The Area

Old Ford Road is positioned at the edge of Victoria Park and is only a short walk to Victoria Park Village, with its wonderful food and drink scene. Neighbourhood favourites include The Ginger Pig butchers, Gail's and Pophams bakeries, Bottle Apostle and Jonathan Norris Fishmongers. Ombra, Bistrottheque and The Approach Tavern are also in close proximity. Victoria Park itself is bounded on two sides by canals: Regent's Canal lies to the west, while Hertford Union Canal runs along the southern edge. Broadway Market is a 20-minute walk away along Regent's Canal.



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The closest tube stations, Bethnal Green and Mile End, are both a 10-15 minute walk away and connect citywide via the Central Line, Hammersmith & City and District lines, respectively. Cambridge Heath Overground is also a 10-15-minute walk away, with direct services to Liverpool Street and north-east London. There are excellent bus links into central and east London, with a direct bus from Victoria Park to Canary Wharf taking about 20 minutes. There is also a Santander cycle hire station close at hand.

Tenure: Leasehold Lease Length: approx. 102 years remaining Service Charge: approx. £2,600 per annum Ground Rent: approx. £200 per annum Council Tax Band: D

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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”.