

THE MODERN HOUSE



Warner Place, London E2
Sold

Sheppard House

Designed in 1966 by London County Council's Architecture Department, this fantastic two bedroom duplex apartment in Sheppard House overlooks Ion Square Gardens in the heart of Hackney. The apartment has been renovated and reconfigured in recent years, creating an open, flowing first floor that contains a kitchen, breakfast bar, living room and balcony.

The Building

The L.C.C. architecture department designed Sheppard House in accordance with the principles of British brutalism, a style that prevailed in the mid-1960s thanks to the influence of the Smithsons, Denys Lasdun, John Howard and Bruce Rotherham. The exteriors are of geometric forms in concrete, aggregate and traditional red-brick, linked by elevated walkways that join the separate blocks of the St Peter's Estate. The street-facing facade is punctuated by panels of bright green, providing welcome accents of colour against the raw palette of materials.

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Sheppard House forms part of the St Peter's Estate, which was built in the wake of the Second World War on land that was heavily bombed during the Blitz. It takes its name from St Peter's Church, around which the development is formed – one of the only structures in the immediate area still standing after 1945, the church was designed by architect Lewis Vulliamy in 1838. Vulliamy is the architect of significant buildings around the British Isles, including The Law Society Headquarters, Dorchester House on Park Lane and the Somerset Monument in Hawkesbury.

The Tour

This apartment is positioned on the first and second floors of Sheppard House, with access gained at the rear of the building. The first floor has been opened up by the current owners, creating a contemporary kitchen positioned to one side of the entrance, and a wall has been removed to allow space for a breakfast bar and additional storage. White floorboards run across the floor. The kitchen opens out onto a private balcony with beautiful leafy views across Ion Square Gardens, which lies opposite. A sliding door partitions the living room and allows the space to be turned into private accommodation for guests if necessary.

The first floor accommodates the main bedroom, a second bedroom currently configured as an office, a family bathroom and a separate WC.

Outdoor Space

Residents of the St Peter's Estate have access to shared allotments and there is non-designated parking at the rear of the buildings.

The Area

The green spaces of Haggerston Park and London Fields are a few minutes walk away. Broadway and Columbia Road Markets, with their wide array of independent shops and cafes, are very close by. Particularly popular are Climpson's Coffee, Donlon Books, Pavilion Bakery, Brawn, The Royal Oak and Campania. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde, The Marksman, and The Laughing Heart.

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.

Tenure: Leasehold Lease Length: approx. 180 years remaining Service Charge: approx. £1,500 per annum Ground Rent: Peppercorn (approx. £10 per annum included in the service charge)



*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”.