

THE MODERN HOUSE



Clark Street, London E1
Sold

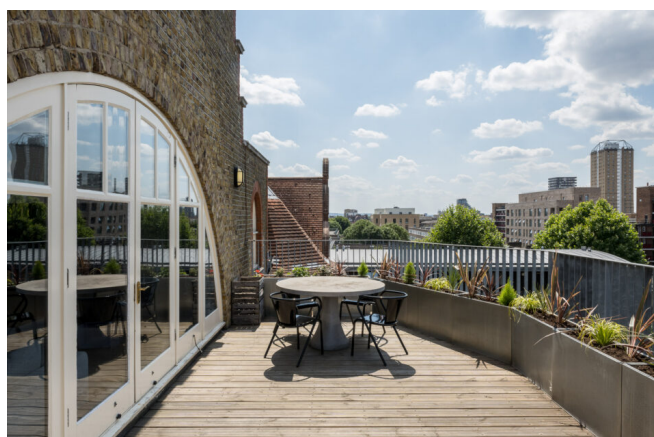
Stepney City Apartments II

This fantastic two-bedroom penthouse is positioned within Stepney City Apartments, a converted Victorian school in the heart of Stepney Green. The building retains all the hallmarks of warehouse-style living, from the exposed brick walls to the soaring double-height ceilings and original mullion windows, which allow swathes of natural light to pour deep into the plan. Glazed doors set within a vast arched window lead to a generous east-facing private terrace, one of the few within the building, with uninterrupted views across east London. The apartment is excellently located only a short walk from the celebrated pubs and restaurants in Stepney Green.

The Tour

Stepney City Apartments lies behind a secure gate with a 24-hour porter, which opens onto a beautifully planted, paved courtyard. This apartment occupies the entirety of the top floor and can be accessed via stairs or lift.

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The front door opens onto an expansive open-plan living area with double-height ceilings. Smart pendant lights and rolled steel joists emphasise the sense of volume in this room, as do the clerestory mullion windows and the triple-aspect layout, which also allows an excellent quality of natural light to illuminate the space. Oak floorboards flow throughout this room, which can be reconfigured to suit many alternative layouts.

The kitchen sits beneath the mezzanine, with sleek dark grey cabinetry and black painted brickwork. The worktop has been cleverly configured in a U-shape, creating an excellent vantage point for cooking and entertaining while demarcating this area from the open-plan dining and living space.

A spacious double bedroom with an en suite lies next to the front door and is currently configured as a second living space and office. The recently renovated bathroom with a bath and overhead rose shower is largely executed in sea-green subway tiles, replete with matt black fixtures.

A staircase, concealed behind a double-height shelving area, ascends to the main bedroom. This room has been painted a playful bubblegum pink, working in stark contrast to the painted black window frames and rolled steel joists. Full-height wardrobes create plenty of storage space, and there is an en suite shower room clad in grey porcelain tiles.

Outdoor space

The penthouse is one of the few apartments in the building to have a private terrace. Accessed through glazed double doors, it is secluded and has far-reaching views across the treetops. A thoughtful variety of perennial plants and flowers line the perimeter, set within large metal planters. There is ample space for a dining table and chairs, making it the perfect spot for outdoor entertaining or a quiet dinner. The terrace is orientated from west to east and therefore, when the sun shines, it is bright all day.

The Area

A thriving range of traditional pubs, cafes and restaurants exist in Stepney Green and Whitechapel. Neighbourhood favourites include Tyabbs, East London institution Rinkoff's bakery and Townsend at The Whitechapel Gallery.

Bethnal Green is slightly further afield and home to institutions like E Pellicci and The Approach Tavern, joined by a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. The Young V&A Museum is a short walk away, as is York Hall leisure centre and the independent Genesis Cinema.

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Regents' Canal, Columbia Road Flower Market, Brick Lane and Shoreditch are all within walking distance. Many of east London's finest parks, including Mile End Park, Bethnal Green Gardens, Weaver's Fields, Victoria Park, and the historic churchyard of St Dunstons. Stepney Green City Farm is also close by.

The much anticipated Elizabeth line is now open, and sits within easy walking distance of the apartment. It runs direct lines from Whitechapel to central London in ten minutes and Heathrow Airport in 30 minutes. Stepney Green Underground station (Circle, District and Hammersmith & City lines) is also minutes away, with an Overground line, running between Clapham Junction and Highbury and Islington. Shadwell DLR station is also a short walk away for easy access to Canary Wharf.

Tenure: Leasehold Lease Length: approx. 979 years remaining Service Charge: approx. £7,232 per annum Ground Rent: approx. £300 per annum Council Tax Band: E

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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”.