

THE MODERN HOUSE



London E2
Sold

Teesdale Close II

This fantastic two-bedroom apartment is configured across two expansive floors within a handsome Victorian school conversion in Bethnal Green. The apartment's most striking features are undoubtedly the soaring double-height ceilings, which define the open-plan living areas, and large Victorian sash windows that bathe the spaces in natural light. A mezzanine positioned above accentuates the sense of height, set behind balustrades of steel and plate glass.

The Building

The apartment is positioned within a beautiful former Victorian school building, characterised by a brickwork façade that retains much of its original stone engraving and signage. Originally opened in 1873, Teesdale Primary School served the local community in various iterations, slowly expanding until its eventual closure in the latter half of the twentieth century. The remaining architecture is typically Victorian and the dramatic proportions have been retained in the modern residential conversion, creating beautiful expansive interiors bathed in natural light.

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The Tour

Access is via the former school gates, where secure entry provides access to the grounds. This apartment is positioned on the second floor, accessible by stairs.

The apartment opens to a spacious, laterally configured hallway with a utility room and storage cupboards to one side. This leads to the heart of the home: the large open-plan kitchen and dining room. Original oak parquet runs underfoot, soaring double-height ceilings rise overhead and a row of five huge Victorian windows along the southwest aspect let in plenty of natural light. The space is truly impressive and perfect for entertaining.

A contemporary kitchen sits beneath the mezzanine level. This is formed of oak units with Corian worktops, a large Britannia oven and hob and a Victorian butler sink. The current owners have set up a small living area to one side of the dining room, perfect for reading and relaxing; the large, open-plan nature of this space allows for numerous different uses and configurations.

The mezzanine is accessed via a staircase to one side of the dining room, with room beneath the landing for a desk. The level has been set up as an intimate living area and cinema room, with exposed, white-painted RSJs overhead, built-in bookshelves and plenty of storage space. Beyond the living room lies a dressing area with significant amounts of built-in storage space, which leads through to a shower room with white porcelain and grey slate tiles at the end of the hallway.

An open-tread spiral staircase leads down from the mezzanine level directly to the main bedroom. This space is double-height and has a large Victorian window that draws natural light across the room. Next to the main bedroom is a large second bedroom with a mezzanine sleeping platform, which the current owners use as a study. There are built-in bookshelves throughout this room, as well as parquet flooring underfoot and a large Victorian window. At the end of the corridor is a full-size bathroom with white porcelain tiles.

This apartment at Teesdale Close comes with its own off-street parking space and bike storage space.

The Area

The apartment is very well situated for the best of Bethnal Green and the neighbouring locales including London Fields, Wilton Way, Columbia Road, Mare Street and Broadway Market. There are many fantastic restaurants locally, notably Lardo, Little Duck |The Picklery, Pidgin and Violet Cakes.

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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 & Jones. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde, The Marksman, and The Laughing Heart. O-Zone Coffee roasters have recently opened an all-day café in the Antipodean vein very close by, specialising in excellent coffee and pastries, as well as an ever-changing brunch menu.

Bethnal Green (Central Line) and Old Street (Northern Line) Underground stations are equidistant, while Hoxton and Shoreditch High Street are both nearby for London Overground services. Rail services are available from Cambridge Heath and there are good bus links.

Tenure: Leasehold Lease Length: approx. 87 years remaining Service Charge: approx. £2,500 per annum Ground Rent: approx. £250 per annum Council Tax Band: D Parking: The apartment comes with one allocated off-street parking space

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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”.