

THE MODERN HOUSE



*London E2
Sold*

Temple Street

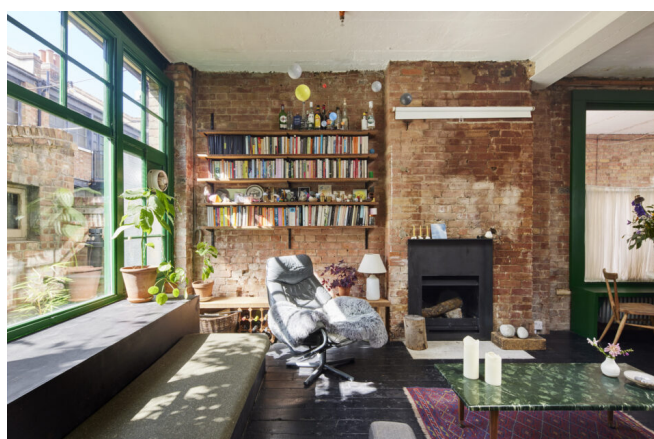
This characterful two-bedroom maisonette in Bethnal Green unfolds over two floors of a former furniture workshop in Bethnal Green. The space has been impeccably designed by Practice Architecture, respecting the original fabric of the building while updating it with contemporary materials and design solutions. Extending over 1,000 sq ft internally, the apartment is now composed of a large open-plan kitchen, living and dining space, a partitioned and sound-proofed studio/office, two generous bedrooms and a courtyard garden. Temple Street is situated in the heart of east London, a short walk to both Bethnal Green and Cambridge Heath stations, Columbia Road and Broadway Market.

The Building

Originally built as part of a small four-block speculative development by Charles and Henry Winkley between 1899-1904, the Winkley Estate was designed for furniture makers. There are high-fronted shops on the outer streets where this home is found, terraced housing in the centre, and small workshops in the mews courtyards.

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The Tour

Entry is into an open-plan room currently used as a studio space. Here, bespoke cabinetry is painted Deep Brunswick Green, and cork lines one wall, acting as a pinboard and helping with sound insulation. A wooden glass partition painted the same green divides this space from the rest of the apartment. The entire ground floor is triple-aspect and therefore incredibly bright, care of the original shop front windows, a wall of glazing to the rear, and, unusually for the terrace, a large sash window to the side.

In the centre of the plan sits the custom-made kitchen, which comprises a steel frame, ply cabinetry and a poured concrete worktop. Reclaimed pine floorboards run the length of the room while the ceiling is an industrial shuttered concrete. The back of the room is currently arranged as a sitting room, with a fitted bench seat which doubles as a lightwell for the spaces below. The incredible wall of original glazing frames views over the courtyard garden beyond.

The lower-ground floor is home to two generous double bedrooms, bookending a bathroom in the middle. A sculptural bath designed in collaboration with Henry Stringer sits in the middle of the room; a WC is cleverly concealed behind a door under the stairs.

On either side of the bathroom, further glazed partitions delineate the bedrooms. Light is drawn into both via two lightwells, one of which forms a small terrace, lit from above by a new cast-iron pavement light constructed by Hargreaves Foundry. A concrete floor extends throughout the lower-ground floor, and exposed beams line the ceiling. A bespoke sink sits in the corner of each bedroom.

Outdoor Space

To the rear of the house is a courtyard garden framed by a red-brick wall, which contributes to a feeling of seclusion. West-facing, the garden is a veritable suntrap on warmer afternoons, and there is plenty of space for a table and chairs. An original shed provides useful storage space.

The Area

Bethnal Green is one of the most established east London neighbourhoods, and Temple Street lies at its heart. The area has an exciting mix of traditional pubs and cafes, such as E Pellicci, Tayyabs and The Approach Tavern, as well as a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. Common E2 is just around the corner for coffee, while the lauded Marksman pub is within walking distance. The area is home to many design and architecture practices as well as great small commercial galleries, including Maureen Paley, Modern Art, and Herald St.

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Broadway Market and Columbia Road Flower Market are within easy walking distance of Temple Street. Slightly further afield is Brick Lane and Shoreditch, while an enjoyable walk along Regent's Canal leads to Victoria Park and Haggerston Park. There are numerous small local parks – Cameron Best Park at the end of the street and Middleton Green a block away. The V&A Museum of Childhood is very close by, as is York Hall Leisure Centre.

Temple Street is equidistant from Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station. There are excellent bus links to Hackney and central London.

Tenure: Leasehold Lease Length: approx. 112 years remaining Service Charge: approx. £1,300 per annum Ground Rent: approx. £250 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”.