

THE MODERN HOUSE



*London E8
Sold*

Wilton Way II

This wonderfully designed one-bedroom apartment is part of a former print works close to London Fields in central Hackney. The apartment has been beautifully re-configured and re-designed to an exacting standard by the architectural and interior designers Bentley Hagen Hall.

The flat sits broadside to the street with large, shuttered, south-facing windows in every room. From the front door, the hall passes a double bedroom and a bathroom, and emerges into a bright, open-plan living space. The bespoke kitchen has a cast-concrete worktop and elm-veneer cabinetry that cleverly conceals the appliances and a pull-out breakfast table.

The design is discreet yet detailed, with a focus on pared-back natural tones. There is limed-oak herringbone parquet, elm-veneer woodwork and exposed-plaster walls throughout the space. The bathroom, in contrast, has a striking Tadelakt plaster finish and classic brassware and detailing.

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A keen emphasis has been placed on storage spaces, with innovatively designed, useful solutions that make the most of the high ceilings. There are large, disguised, storage cavities above the hall and bathroom, which are easily accessible from the bedroom and kitchen. A pull-out bed is concealed under the floor in the raised study, which forms an additional sleeping area when separated off from the room by the floor-to-ceiling curtain. There are bespoke full-height wardrobes and drawer units in the bedroom that are also crafted from elm veneer.

The plumbing and electrics were completely overhauled during the renovation, and the walls adjoining the neighbouring flat have been reinsulated to prevent any noise.

Wilton Way has a growing number of excellent independent shops, cafes and restaurants, most notably Violet and Pidgin, and a number of good pubs. It is situated within a short walk of the cafés, bars and restaurants on Broadway Market and the open spaces of London Fields. Dalston Junction station, which forms part of the East London line extension, provides routes into Highbury & Islington and Liverpool Street.

Tenure: Leasehold Lease: approx. 120 years



East London, London
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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”.