

THE MODERN HOUSE



London E1
£1,050,000 Freehold

Newbold Cottages

Exceptionally redesigned by Flawk in collaboration with architect Nikjoo, this three-bedroom terraced house in Whitechapel is a peaceful haven amid the bustle of the City. Defined by a tactile material palette and carefully considered bespoke flourishes, the internal spaces have been finished with a meticulous level of detail. A thoughtfully planted tropical garden lies at the rear; its east-facing orientation ensures it receives the best of the morning sun that pours through into the living spaces.

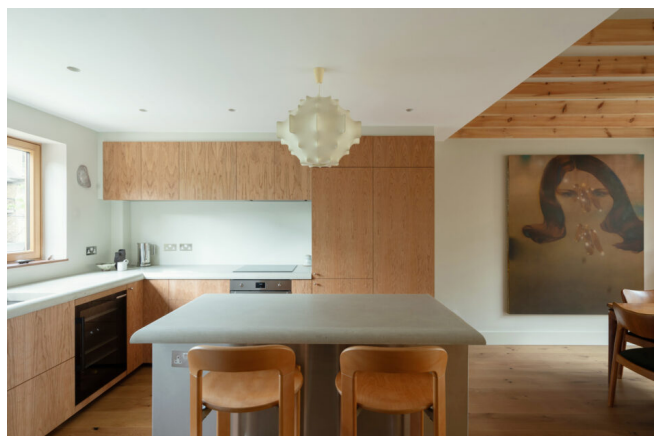
For an in depth exploration of this home, read our Open House feature.

The Tour

A full-height powdered steel gate opens onto a Japanese-inspired front garden with Cotswold gravel, luscious bushes at the front and an olive tree in the middle. The designers' creative approach is evident from the façade: thick timber-framed windows punctuate the sandy-coloured brickwork, while chunky concrete pebbledash gives the textural effect of papier-mâché. Thoughtful details pepper the outside, such as the bespoke numerals and pebble-shaped doorknob.

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The entrance opens onto an expansive kitchen, living and dining area, painted a soft 'Shadow White' by Farrow and Ball. Pine beams traverse the breadth of the room, emphasising its tall ceilings while cleverly delineating the living space. Significant consideration has been given to ensuring the area is illuminated throughout the day, with its dual-aspect configuration and vast skylights. At the rear, bifold windows open to reveal a cleverly positioned concrete bench, creating the perfect transition between outdoors and in. Wide plank oak floorboards run throughout the space, warmed by underfloor heating to enable the walls to remain bare.

The kitchen sits at the front, with smooth rounded-edge concrete worksurfaces, cherry wood cabinetry with stainless steel accents. An excellent provision of storage also sits on this floor in the form of a concealed cloakroom under the stairs. A WC sits next to the front door, with nickel fixtures and a sink made from marble off-cuts.

A wood-slatted balustrade adds further texture and allows light to permeate the staircase, where a softly recessed shelf makes room for books or decorative objects. Walls on the upper levels have been painted the earthy neutral 'Stirabout', also by Farrow and Ball. An exposed brick wall adds a pinkish hue and harks back to the original building.

Two well-proportioned bedrooms sit on this level, one with floor-to-ceiling integrated cupboards with woven hessian-covered doors. The bathroom has an open shower with a stainless steel chainmail curtain designed as a Japanese rain catcher.

The main bedroom with an en suite crowns the top of the house. Set within the eaves, large skylights have been employed within the pitch, with floor-to-ceiling sliding glazed doors on the opposite side that reveal a Juliet balcony. Soft pink Tadelakt walls and travertine tiles surround a mint green breccia marble bath in the ensuite.

Outdoor Space

A large pivot door opens to a levelled patio garden with thick concrete planters filled with ferns, palms and x. Designed to be evergreen, the planting scheme was purposefully chosen for its east-facing orientation. Dedicated timber benches set within the concrete have been strategically placed to receive the best of the morning sun.

The Area

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

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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. It is also home to some of London's most exciting contemporary gallery spaces including Chisenhale Gallery, Maureen Paley, Emalin, Herald Street and Carlos/Ishikawa with exhibitions presented all year round. The Young V&A Museum is a short walk away too as is York Hall leisure centre and the independent Genesis Cinema.

Regents' Canal, Columbia Road Flower Market, Brick Lane and Shoreditch are all within walking distance. The house is surrounded by some of 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 Elizabeth Line runs direct services from Whitechapel to central London in 10 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.

Council Tax Band: D

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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”.