

THE MODERN HOUSE



*London E9
Sold*

Belsham Street II

This two / three-bedroom duplex forms part of a fantastic contemporary development designed by the admired architect Amin Taha, which has recently been shortlisted for a prestigious RIBA award.

The building occupies the site of a former shoe factory in the Dalston regeneration zone, close to the planned new fashion hub designed by David Adjaye. It contains 9 apartments, set behind a gate on Belsham Street. Each one has its own front door, accessed from a new pedestrian walkway, giving them the feeling of little houses. This particular unit is quietly located towards the rear of the development, and offers both security and privacy.

The apartment was originally sold with three bedrooms, but the current owner uses one of the downstairs rooms as a sitting room. Upon entering on the ground floor, there is a hallway with video entryphone. To one side is a double bedroom with built-in cupboards. Adjacent is a guest cloakroom, and then a kitchen / dining / reception room with full-height windows overlooking the courtyard garden below.

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The lower ground floor contains a generous master bedroom – with an en-suite shower room, a built-in wardrobe and a glazed wall opening onto the courtyard – a second shower room, and a reception room / bedroom with access to the courtyard. There is also a second, smaller courtyard, which the current owner had planned to cover over to create a further bedroom.

The interior will please lovers of Brutalism, with raw blockwork walls, polished concrete floors and exposed concrete ceilings. One of the benefits of a modern development is the low running costs. The apartment has under-floor heating throughout, and retains the heat well.

Belsham Street is close to the amenities on Wick Road and Homerton High Street, as well as the green spaces of Well Street Common, Victoria Park and London Fields. There are regular buses to Central London and the City, and the Overground is available at nearby Hackney Central.



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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”.