

THE MODERN HOUSE



Bethnal Green Road, London E2
Sold

City View House

With hugely high ceilings and excellent open-plan space, this one-bedroom live/work apartment is located in a converted industrial bakery in Bethnal Green.

The flat has been reconfigured and refurbished by the London-based architecture practice Russian For Fish. It is approached via a communal entrance hall and then an external walkway. An open-plan kitchen, dining and living space runs from front to back, taking natural light from two aspects. Connected to the sitting area is a large double bedroom, which can be closed off or left open-plan with full-height doors. There is also an en-suite shower room, a dressing room, and a separate cloakroom for guests. A staircase in the kitchen area leads to a mezzanine (with reduced head height), which can be used as a study or as a sleeping platform for guests.

THE MODERN HOUSE



City View House

The architects have rewired and replumbed the flat, and added a new window to the front to maximise the natural light. The timber floor has been painted in a bold chequerboard pattern, partly to add perspective and draw the eye along the length of the room. It runs through to the bedroom, allowing it to visually become part of the living space.

The flat currently has live/work use, although the current owners have applied for change of use to residential.

Previously a bakery, City View House was converted into flats in 1987. It has a porter, a communal roof terrace, and secure bicycle storage. It fronts onto Bethnal Green Road, but this flat is quietly tucked away at the side overlooking Pundersons Gardens. Parking spaces are sometimes available to purchase in the building.

Bethnal Green Underground station (Central Line) and the Overground station are both a short walk away. Weavers Fields and Bethnal Green Gardens are local parks, and the large open spaces of Victoria Park are slightly further afield. All of the shops, bars and restaurants of Shoreditch and Hoxton, as well as Columbia Road Flower Market, are within easy reach to the west.

Tenure: Leasehold

Lease: approx. 125 years remaining from 1988

Service charge: (24.06.14 – 23.06.15) is £3,763.23.



*East London, London
Sold*

THE MODERN HOUSE



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”.