

THE MODERN HOUSE



Hackney Road, London E2
Sold

Hide

Hide is an exceptional collection of nine contemporary one, two and three bedroom apartments set back from Hackney Road, overlooking Haggerston Park and Hackney City Farm. Designed and built by Artform, the two blocks that form Hide are positioned either side of St Augustine's Church, on the site of a former Victorian tilery and are scheduled for completion in May 2020.

Conceived as an expression of the finest elements of rural and urban living, Hide offers peace and seclusion, just a few minutes walk from Shoreditch, Columbia Road and Broadway Market.

Hide is comprised of two one-bedroom apartments, four two-bedroom apartments and three three-bedroom apartments. Each home is unique and has been artfully designed by interior architects Scenemith, incorporating the work of artisan designers including handmade Danish bricks by Petersen Tegl, terrazzo vanity tops by Altrock, natural rubber floors by Nora, artisanal brassware by The Watermark Collection and bespoke plywood cabinetry by Lozi Designs.

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Accommodation will range from one bedroom apartments of 533 sq ft, to duplex apartments in excess of 1170 sq ft. All have been designed to maximise the flow of light and life in open-plan configurations, capitalising on their tree-lined, park-side location to provide wonderful verdant views in the heart of Hackney.

Block A, to the south of the church, is comprised of a one-bedroom and two-bedroom apartment on the first floor; a one-bedroom apartment on the second floor and two two-bedroom duplex apartments across the second and third floors.

Block B, to the north of the church, is comprised of a three-bedroom apartment on the ground floor (pictured); a three-bedroom apartment on the first floor. A three-bedroom duplex and a two-bedroom duplex apartment on the second and third floors.

Each apartment has its own private terrace, whether at ground level, or with wonderful views over Haggerston Park and neighbouring Hackney City Farm.

Scenesmith have sought to honour the site's former use as a Victorian tiling, manufacturing terracotta tiles and latterly, linoleum floors. Accordingly, the palette draws on handmade materials and processes, leaving finishes exposed and the craft of their artisans at the core of each home. A playful tonal relationship has been established between the warm clay tones in the terracotta plaster, bathroom tiles and cabinetry to create a series of spaces which feel innately connected to, as well as formed by, their raw materials.

Hide is tucked away at the corner of Haggerston Park, shielded from Hackney Road by a terrace of houses. Access is gained via a private gated courtyard which opens out at the front of St Augustine's Church. The north and south blocks of Hide look directly over the park and neighbouring Hackney City Farm.

Hackney Road is home to a vibrant row of independent shops, cafes and restaurants including the Hackney outpost of Exmouth Market's Morito, Grace and Thorn, The Laughing Heart natural wine bar and The Marksman, Michelin guide's London Pub of the Year.

The green open spaces of Haggerston Park are a short walk away, with London Fields and Broadway Market a little further to the north. Shoreditch is a short walk to the south west and contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, Rochelle Canteen and Blue Mountain School. Bethnal Green (Central Line) and Old Street (Northern Line) Underground stations are equidistant, and Hoxton and Shoreditch High Street are both nearby for London Overground services.

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Photography above shows Apartment 2, Block B. Fittings and finishes will be carried through across the apartments of Hide, Hackney Road.

Tenure: Leasehold Lease Length: approx. 125 years from Jan 2020. Service Charge: approx. £3 per sq ft, including buildings insurance, repairs to shared areas and exteriors, cleaning services and maintenance of the bike store. Ground Rent: approx. £400 – £600 per annum Council Tax Band: TBC



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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”.