

# THE MODERN HOUSE



*Langford Close, London E8*  
*Sold*

## Lau Sun House

Designed by Studio Kyson, this award-winning one-bedroom house in Hackney Downs takes inspiration from Japan's inner-city traditional Ryokans. Minimalist in its design, a tactile material palette works in tandem with a pared-back aesthetic throughout. A secluded courtyard envelops the exterior, while a south-facing balcony extends off the bedroom. Just five minutes' walk from Hackney Downs Park, the house is within walking distance of London Fields, Dalston and Lower Clapton.

### *The Architect*

Founded in 2006, Studio Kyson is an award-winning architectural practice with a reputation for its diverse portfolio of well-crafted, period and contemporary projects. The practice received several accolades for Lau Sun House, including winning the Alan King Award in 2007, and in 2008 the house was runner-up in both the Grand Designs "New Build Home of The Year" Award and Hackney Design Award.

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### *The Tour*

The house is positioned at the end of Langford Close, a quiet enclave set back from Downs Park Road. The approach to the house is captivating, hidden behind a sweeping elevation of louvred oak, which extends from a white-rendered wall. A section of hewn slate sits below, adjacent to a steel door that opens onto a front courtyard spanning the depth of the house. The wall of slate and oak louvres wraps from the front to envelop the external space, creating an incredibly secluded atmosphere.

The glazed front door opens onto a voluminous open-plan kitchen and living space with heated limestone flooring. The walls have been painted white to allow a pronounced tactility to take centre stage. A monolithic stone staircase framed by oak walls splits the plan, introducing an element of unexpected grandeur.

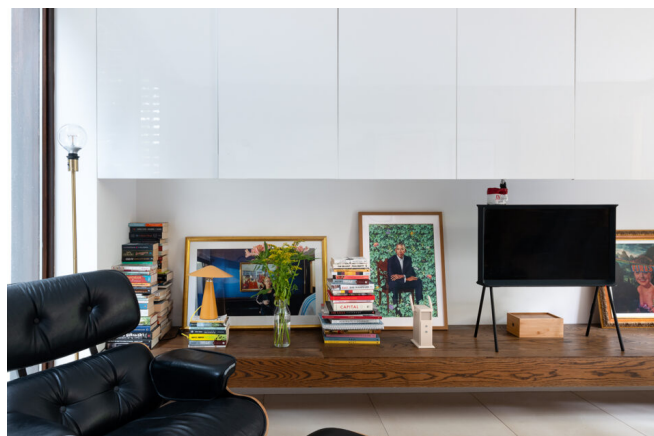
Floor-to-ceiling glazing invites an excellent quality of light to fill the space while allowing for constant connection with the tranquil courtyards on either side. An oak veneer shelf sits below white cabinetry in the living space.

The understated kitchen occupies the front of the plan, where a stone worktop spans the full depth of the room. Extensive white cabinetry runs below a wide stainless-steel sink and a square tiled splash back which rises to create a floating open shelf above. A wall of oak sits opposite, with additional storage. Two glazed doors at each end of the space provide direct access to the courtyards.

The central stairwell ascends to the first floor, and shifting patterns of light illuminate the space throughout the day. Large limestone tiles continue throughout this level, where a spacious double bedroom and bathroom are both concealed behind a set of bi-fold veneer doors. An oak arch serves as a focal point in the bedroom, which has a wall of generous in-built wardrobes. A sliding glazed door opens from here onto a south-facing balcony enclosed by frosted glass fencing.

Further enhancing the sense of continuity throughout the house, the same square tiling from the kitchen spans the walls in the serene bathroom. A vast roof light frames sky views above a free-standing bath, allowing natural light to fill the space. Twin basins rest on a floating oak shelf with mirrored cabinetry above. Two oak pillars create a striking contrast to the otherwise soft colour palette, while a large walk-in shower is concealed behind a tall, frosted glass screen.

The current owner has received planning permission to create an additional floor, which will comprise either one large bedroom and terrace or, alternatively, two smaller rooms. Further details are available on request.



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### *Outdoor Space*

Sliding glazed doors open onto two courtyards that frame the ground floor, limestone flooring flowing seamlessly to blur the distinction between the internal and external living spaces. Echoing the design of a traditional Ryokan, the courtyards provide a space for relaxation and contemplation. Walls of hewn slate create a tactile backdrop for entertaining and alfresco dining.

### *The Area*

The house is excellently located just south of Hackney Downs Park, between Dalston, Lower Clapton and London Fields. There are many fantastic restaurants nearby, notably Casa Fofó, Little Duck | The Picklery, Oren and Mangal 1. The Shacklewell Arms, Dalston Curve Garden and The Dusty Knuckle Bakery are also among local favourites. Weekly markets occur at Victoria Park and Well Street, and Broadway Market has a reputation for excellent places to eat and drink and hosts a food market on Saturdays. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Hackney Downs Overground Station is a five-minute walk from the house and provides links to Liverpool Street in less than 10 minutes. Hackney Central is reachable in 15 minutes on foot, running Overground services to Stratford, Richmond and Clapham Junction. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Council Tax Band: C

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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”.