

THE MODERN HOUSE



Victoria Park Square, London E2
Sold

Montfort House

This one-bedroom apartment lies within Montfort House, which is excellently positioned in Victoria Park Square, a calm, leafy area in Bethnal Green. The current owner has sensitively renovated the apartment to an exacting standard, with a design thoroughly in keeping with the building's period features. The building itself is set within manicured communal gardens and is located only a few minutes from Museum Gardens and Victoria Park.

The Building

Montfort House is a traditional mansion block within Victoria Park Square, which was built in 1901 by architects Davis & Emmanuel. The building has a pink and yellow brick façade, a high stepped gable and a hooded porch over the front door.

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The Tour

Entrance is on the second floor and opens to a central corridor that leads to the living spaces at the front of the plan. Adjacent to the front door is a recently refurbished contemporary bathroom, finished with a neutral palette that includes white subway tiles. The galley-style kitchen is an eclectic mixture of storage, which is neatly concealed by curtains, terrazzo work surfaces and sleek white cabinets with gold fixtures. There are exposed wooden floorboards, and a sash window opposite looks out over the trees beyond.

The separate living area has an exposed brick wall with a fireplace and plenty of built-in shelving space. Natural light pours through the double sash windows, illuminating the pared-back floorboards and whitewashed walls. A sizeable double bedroom lies at the rear of the plan and has new carpet underfoot.

Outdoor Space

Montfort House is set within beautifully manicured gardens, which are dotted with mature trees and are immaculately landscaped.

The Area

There are many excellent bars and pubs within Bethnal Green including Sager + Wilde and The Sun Tavern. Neighbourhood culinary favourites Ombra, Bistrotheque and Bright are all within walking distance, as are the many independent shops, restaurants and pubs of the bustling Broadway Market. Victoria Park and Victoria Park Village are also a short walk away, with local institutions including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers.

The closest underground station is Bethnal Green, which connects city-wide via the Central Line. Cambridge Heath Overground is an eight-minute walk away, with direct services to Liverpool Street in approximately 10 minutes. There are excellent bus links into central London and east London.

Tenure: Leasehold Lease Length: approx. 93 years remaining Service Charge: approx. £1,083 per annum Ground Rent: approx. £10 per annum Council Tax Band: B



East London, London
Sold

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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”.