

THE MODERN HOUSE



*London E2
£635,000 Leasehold*

St Matthew's Row

This beautifully bright two-bedroom apartment overlooks a peaceful churchyard in Bethnal Green. Carefully renovated in recent years, it comprises a series of calm, pared-back spaces that make for a secluded retreat from the city beyond. It's also just a short walk from the greenery of Weaver's Fields and Haggerston Park, as well as a multitude of excellent restaurants, bars and cafés.

The Tour

Positioned on the third floor of the building, the apartment opens to a generous entrance hallway with ample storage and hanging space for coats and shoes. There is also a large cupboard to tidy larger items away.

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The heart of the home is the open-plan kitchen/living/dining room characterised by two floor-to-ceiling windows that frame views over the churchyard below. Light floods the space on bright days, washing over and in turn amplified by the gentle, laid-back palette. The kitchen wraps around the rear corner in an L-shape and is made up of white cabinetry, oak worktops and a double butler sink, while the rest of the space lends itself to flexible layouts. The views from the main windows across the treetops are especially beautiful at night, looking over the bright lights of the City.

The apartment contains two bedrooms, both of which are light, tranquil spaces that overlook a quiet courtyard. Both rooms fit double beds, with one currently used as an office. They share a generous family bathroom with a built-in bath and birch ply shelving that provides storage.

The Area

The apartment is well situated for the best of Bethnal Green and the neighbouring locales, including London Fields, Wilton Way, Columbia Road, Mare Street and Broadway Market. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde and The Marksman. O-Zone Coffee roasters have recently opened an all-day café in the Antipodean vein very close by, specialising in excellent coffee, pastries and an ever-changing brunch menu. The excellent Common Ground coffee is also a stroll away.

The green spaces of Weaver's Fields, Haggerston Park and London Fields are all a short walk from the apartment. Broadway and Columbia Road Markets, with their wide array of independent shops and cafés, are close by. Particularly popular are Climpson's Coffee, Donlon Books, Pavilion Bakery, Brawn, The Royal Oak and Campana & Jones. Liverpool Street is an easy walk away, as are Brick Lane and Spitalfields Market, Redchurch Street and Shoreditch House.

We've written more about our recommendations in Bethnal Green in our Journal.

Bethnal Green (Central Line) and Old Street (Northern Line) Underground stations are equidistant, while Hoxton and Shoreditch High Street are both nearby for London Overground services. Rail services are available from Cambridge Heath and there are plenty of good bus links.

Tenure: Leasehold Lease Length: Approx. 99 years remaining Service Charge: Approx. £4,000 per annum Ground Rent: Approx. £250 per annum 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”.