

THE MODERN HOUSE



*London E1
Sold*

Ashfield Yard

This characterful two-bedroom house is tucked within a secluded mews in Whitechapel. Unfolding over three floors, the exactly renovated living spaces are bright and punctuated with carefully preserved original joinery. Clean architectural lines complement dramatic double-height ceilings to establish an unexpected sense of volume and flow of light. The house has a private south-facing balcony and shares access to a communal courtyard garden. The house is a short walk from the excellently connected Whitechapel Station and the lively restaurants and bars of Brick Lane.

The Tour

The mews are concealed behind the established façades of Ashfield Street, a hidden retreat amidst bustling Whitechapel. A discrete iron gate announces this concealed terrace with its charming courtyard garden running alongside. The original Victorian brick façade has been uniformly painted white, and arched mullion windows honour the original period of the building. Each house is entered on the first floor via a black steel spiral staircase which leads up to a generous steel sun terrace.

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Entry is directly to the spacious living room. Light pours into the double-height space through Velux windows in the gabled roof. Exposed roof beams, brickwork and original floorboards add texture to the simple white palette used throughout.

A log burner sits on one wall at the front of the living space with a contemporary steel chimney. The current owner has this arranged as a living room but it could easily form a spacious dining and entertaining area.

The kitchen is at the back of the room, delineated from the living space by a half-height wall cleverly positioned to create a defined space with a framed view of the living area. Its smart monochromatic palette, geometric tiling and stainless steel finishes are a considered contemporary addition to the house. Configured in a U-shape to maximise both space and storage, the kitchen has in-built Smeg appliances and a Quooker tap over the sink.

Stairs lead from the living room to a mezzanine level, which would have originally been the stable hayloft. Located high in the eaves, it creates a peaceful hideout overlooking the living area below. Daylight floods the space through Velux windows. The room is on a split-level delineated by a pair of steps creating different zones for flexible living. Currently arranged with a dining table and daybed, this room would also make a wonderful snug for curling up with a book or for watching a film.

On the ground floor there are two bedrooms and a bathroom. Frosted windows fitted with blinds open out onto the leafy courtyard garden outside. The main bedroom has painted exposed brickwork and a large, recessed wardrobe. The bathroom is tiled in white and grey, heated from beneath with underfloor heating. There is a walk-in shower and basin sink by Duravit and well-placed fitted cupboards. Further storage cupboards house the washer-dryer, and there is a separate airing cupboard.

Outdoor Space

A private, south-facing terrace sits beside the living area. Formed from black steel, its lofty position affords views across the peaceful courtyard garden below and out to the rooftops of the bustling city beyond. There is ample space for seating and outdoor dining. Shade from the sun can be sought in the seating area of the courtyard below, populated by the likes of wisteria and sweet jasmine.

The Area

Ashfield Yard is off Ashfield Street, surrounded by smart Victorian Terraces. Opposite is the tranquil Sidney Square, synonymous with the East End and one of London's foremost historic garden squares. Stepney Green Park is just eight minutes away on foot.



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Whitechapel is home to a thriving range of traditional pubs, cafés and restaurants. Neighbourhood favourites include Tayyabs, East London institution Rinkoff's Bakery and Townsend at The Whitechapel Gallery. The independent Genesis Cinema is an 11 minute walk.

Bethnal Green is only slightly further afield and is home to institutions like E. Pellicci and The Approach Tavern, which are complemented by a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. The Young V&A Museum is a short walk away, as is York Hall Leisure Centre.

Regent's Canal, Columbia Road Flower Market, Brick Lane and Shoreditch are all within walking distance. Nearby are many of East London's finest parks: Mile End Park, Bethnal Green Gardens, Weaver's Fields, Victoria Park, and the historic churchyard of St Dunstan's, to name a few. The charming Stepney Green City Farm is also close.

Whitechapel Station is less than a 10-minute walk away, providing an excellent array of transport connections via the District, Hammersmith & City and Elizabeth Lines plus the Overground. The West End can be reached in 12 minutes and Heathrow within 39 minutes.

Council Tax Band: D

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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”.