

THE MODERN HOUSE



*London E9
Sold*

Bagel Factory III

This beautifully bright two-bedroom apartment is positioned on the top floor of the Bagel Factory project in Hackney Wick, an award-winning collaboration between the architects HWO, Hawkins\Brown and Buckley Grey Yeoman. The current owner has made sensitive additions that complement the building's industrial-style aesthetic, including a new kitchen and bathrooms. The apartment has a versatile balcony, as well as access to a communal roof terrace, which is a suntrap in the summer with 360-degree views. Surrounded by parks, rivers and canals, the apartment is brilliantly located in what was Hackney's largest industrial area, since transformed into a creative part of East London with excellent bars, cafés and restaurants.

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The Project

The Bagel Factory is a collection of unique warehouse-style apartments spread across three distinct buildings, designed in collaboration between architects HWO, Hawkins\Brown and Buckley Grey Yeoman. Harking back to the area's industrial history, the project fuses notions of old and new. Façades of elaborately detailed bands of brick on edge and columns of dog tooth masonry provide visual weight against the simple architectural profiles of structures.

There is a palpable sense of community throughout the project, thanks, in part, to shared thoroughfares. External, yet covered and sheltered, these walkways circle inner courtyards and lead directly to the apartments. The expansive communal roof terrace provides an additional place for residents to connect and congregate throughout the year. In 2019, The Bagel Factory was awarded the Planning Award for 'Best Placemaking at High Densities'.

The Tour

The apartment sits in a striking building, defined by its modern buff and white bricks rising above the street below. Access is via a secure entry-phone system to an impeccably executed communal hallway, with lift and stair access. These lead to the front door on the fifth floor, opening to a generous hallway with ample storage and two large built-in cupboards.

The open-plan kitchen, dining and living area is a thoroughly sociable space. Generous windows punctuate the walls, allowing light to flood in and opening directly to a secluded and versatile balcony. With views extending in every direction, this spot makes the most of the dramatic urban panorama. The kitchen has been renovated by the current owner, with Decton worktops, a marble herringbone tiled splashback and matt black fixtures and fittings. The living area is tucked in a front corner, surrounded by expanses of glazing. There are integrated speakers throughout.

The two bedrooms are similarly bright, fresh spaces; the main bedroom has electric blinds that open via remote control to reveal views over the Olympic Park in one direction and Victoria Park in the other. There is a full wall of birch ply storage and an en suite bathroom with a generous walk-in shower. The second bedroom is currently used as an office and has the same new electric blinds.

The family bathroom is positioned in the hallway and has been redecorated with porcelain floor tiles that sit below a built-in bath. There is a mirrored cabinet that conceals storage, and bespoke joinery features throughout.

The building has a 24-hour concierge service and a well-equipped gym, membership of which is covered by the service charge. There is secure bike storage on the ground floor.

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Outdoor Space

The sheltered balcony makes a peaceful spot to sit and enjoy a lazy Sunday brunch. With ample space for a table and chairs, as well as a secondary seating area, it is protected from the elements yet feels part of the world outside with views over the surrounding metropolitan landscape.

An expansive communal roof terrace crowns the building, where paving and turf lie underfoot, and surrounding walls provide sanctuary and privacy. The space has astounding 360-degree views and receives sunshine throughout the day. Planters and picnic tables are dotted around the terrace, making it an excellent place for evening drinks and alfresco dining.

The Area

The Bagel Factory is a new architectural development in the heart of Hackney Wick, a short walk from the surrounding parks, canals and rivers. On the eastern side lies the Queen Elizabeth Olympic Park; on the other is the beautiful expanse of greenery that is Victoria Park, home to a popular farmer's market and street food stalls on Sundays. To the north are Hackney Marshes.

Victoria Park Village, with its excellent food and drink scene, is a few minutes away. Neighbourhood favourites include The Ginger Pig butchers, Gail's and Pophams bakery, Bad Coffee, Bottle Apostle and Jonathan Norris Fishmongers. Ombra, Bistrottheque and The Approach Tavern are also nearby. The Michelin-starred Cornerstone, by Tom Brown, is a short walk away, and the zero-waste restaurant Silo is an inspirational and delicious place for dinner. The local stalwart Crate brewery and pizzeria is a great relaxed hang-out, as is The Library of Things, an excellent spot to borrow tools and other household equipment.

The Olympic Park and the Hackney Marshes provide wonderful facilities for running, cycling and swimming or merely taking a gentle stroll surrounded by nature.

Hackney Wick Overground is a four-minute walk away, with direct services to Liverpool Street and northeast London. Stratford is one stop away on the Overground, providing links to Jubilee, Central and Elizabeth lines and DLR services, as well as cross-country and international rail services. There are excellent bus links into central and east London, with a direct bus from Victoria Park to Canary Wharf taking about 20 minutes.

Tenure: Leasehold Length of Lease: approx. 246 years remaining Service Charge: approx. £4,600 per annum Ground Rent: approx. £350 per annum 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”.