

THE MODERN HOUSE



London E2
£695,000 Leasehold

Corbridge Crescent

Corbridge Crescent occupies a beautiful spot along the Regent's Canal in Bethnal Green. It comprises a restored terrace of Regency houses that form part of the impressive Empress Works scheme. This two-bedroom apartment has been finished with a subtle and serene material palette that includes Bauwerk limewash walls and engineered oak flooring. Outdoor space is generous; residents have access to three spectacular roof terraces with views over nearby Broadway Market and Victoria Park and of the city skyline beyond.

The Tour

Entry to the building is via a gated communal courtyard with immaculate gardens. The apartment is on the elevated ground floor; its front door opens onto a long L-shaped corridor with soft limewash walls and wide oak floorboards. Underfloor heating runs throughout.

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The open-plan kitchen, living and dining room spans the building's western elevation; three double-glazed sash windows capitalise on this configuration, drawing in an exceptional quality of light throughout the day but especially in the afternoon. The glazing also frames views of the neighbouring canal and towpath, with slatted shutters for added privacy. At one end of the room is a shaker-style kitchen by Rok, topped with white silestone worksurfaces and a mirrored splashback.

There are two well-proportioned double bedrooms in the plan; the main bedroom sits within the sculptural curvature of the original building. The bathroom has bespoke storage by local designer Lozi beneath a smart sink, while textured tiles and reeded glass add tactility.

The building offers a host of additional amenities, including a concierge, large gym and bike storage.

Outdoor Space

Residents have access to three expansive communal roof terraces that crown each building within Empress Works. Punctuated with large planters, there are plenty of places to sit and enjoy the astounding panoramas of east London. Owing to its wonderfully elevated position, it receives plenty of direct sunshine throughout the day.

The Area

Corbridge Crescent sits on the Regent's Canal between Broadway Market and Victoria Park, both 10 minutes on foot in either direction. This popular part of east London is well known for its exciting culinary scene, with Bistrottheque, OMBRA and Brawn all within easy walking distance. The area is home to many design and architecture practices as well as great small commercial galleries, including Maureen Paley, Modern Art, and Herald St. The V&A Museum of Childhood is very close by, as is York Hall Leisure Centre.

Columbia Road, with its weekly flower market and an array of independent shops and cafés, is also very close. The neighbouring Hackney Road is home to an increasing number of popular cafés, bars and restaurants, notably Morito, Sager + Wilde, The Marksman and O-Zone Coffee. Further green space can also be reached at Haggerston Park and London Fields, with its heated lido.

Cambridge Heath Station is four minutes away on foot and offers Overground lines to Liverpool Street. Bethnal Green station (Central Line) is a 12-minute walk from the apartment, and there are good bus links nearby. The City is also reachable along the Regents Canal Towpath.

Tenure: Leasehold Lease Length: Approx. 247 years remaining Service Charge: Approx. £4,211 per annum (includes all communal cleaning, roof terrace maintenance, a concierge service, a bike store and a gym) Ground Rent: £500 per annum Council Tax Band: E

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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”.