

# THE MODERN HOUSE



*London E8  
£835,000 Leasehold*

## Ellingfort Road II

This light-filled two-bedroom apartment is positioned on the second floor within a contemporary apartment block on Ellingfort Road, a short walk from independent shops, cafes and restaurants of London Fields and Broadway Market. Expansive lateral spaces ensure a wonderful sense of fluidity between the open-plan living area and bedrooms, while each room has its own south-facing balcony allowing for an excellent distribution of natural light throughout.

### *The Tour*

The building is characterised by its striking timber-framed windows on the ground floor and steel-framed windows with Juliette balconies above, chiming harmoniously with the smooth grey render; further balconies sit underneath a rounded zinc roof.

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Entrance to the apartment is on the second floor via a communal staircase or lift. The sensical layout of the apartment sees the main south-facing living areas, kitchen and bedrooms run along the front of the plan from a spacious hallway at the rear. Double-height ceilings and neutral white walls add a sense of volume and flow throughout, while oak floorboards run underfoot.

The living spaces and kitchen are predominantly open plan. The glazed aspect extends to almost the entire rear wall, where double doors open to a spacious balcony, allowing for direct sunlight throughout the day. Floor-to-ceiling bookcases emphasise the tall ceilings and provide ample storage. An understated integrated kitchen is positioned in the corner with sleek neutral cabinetry, chrome handles, and a white tiled splashback.

The second bedroom can be accessed via a sliding pocket door nestled between the bookcase. Currently configured as a second living room, this space can easily be turned into a study or separate dining room. A glazed door opens directly onto the balcony from here.

The wonderfully bright main bedroom is positioned opposite the front door, owing to the large steel-framed windows, which lead onto two separate balconies. A recently renovated en suite with a shower lies to the right of the space with monochrome tiles underfoot by Otto and brass fixtures by Victorian Plumbing. The walls have been clad in micro-cement, adding a contemporary edge and sense of texture to the design. The large main bathroom, with a bath, which lies in the centre of the apartment, has also been subject to a recent renovation and mirrors the design of the en suite.

### *Outdoor Space*

The apartment has four south-facing balconies, each with decking underfoot and bamboo fencing for privacy, creating a wonderful sense of extension to the internal plan. The largest balcony runs the length of the living space with room for a table and chairs and far-reaching views over the Victorian terraces opposite.

### *The Area*

The apartment is located in central Hackney, just to the East of the popular London Fields and bustling Mare Street, and close to the green spaces of Victoria Park and the Regent's Canal path. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains is only a few minutes' walk away.

There are many fantastic restaurants locally, notably Lardo on Richmond Road, the recently opened Angelina's on Dalston Lane, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market on Saturdays.

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Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, while London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

Tenure: Leasehold Lease Length: approx. 110 years Service Charge: approx. £2000 per annum Ground Rent: approx. £125 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”.