

THE MODERN HOUSE



London E15
£675,000 Share of Freehold

Blaker Road

This modern three-bedroom apartment, designed by Roberts and Treuger, sits beside the winding waterways of City Mill Lock on the River Lee in Bow. The apartment, set across over 1,000 sq ft, has panoramic views across the surrounding warren of canals and rivers. Energy efficiency was key to its design: triple glazing runs throughout, accompanied by a Nilan heating and cooling system and a double-filtered air supply. Walls of cross-laminated timber and exposed beams lend a Scandinavian feel to the interiors. Pudding Mill Lane Station is a short walk away, providing direct connections to Canary Wharf and to Stratford for the Elizabeth Line.

The Building

Roberts and Treuger was driven by a desire to provide low-energy, high-quality homes in the East End of London. This scheme sits on City Mill Lock Island, a man-made island housing a working lock on the Bow Back Rivers in Stratford's Olympic Park.

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Its design was based on the local vernacular of the traditional warehouses set along the River Lee and its connected rivers. To help meet the high level of airtightness required for Passivhaus standards, the development was constructed using sustainably sourced cross-laminated timber. The result is an award-winning design that provides generously proportioned apartments with private outside space and large windows framing views over the Olympic Park.

The Tour

The apartment has lift access and unfolds over the entire second floor of this building. Sandy-coloured brick is interspersed with rusted steel panels and grey-framed windows to create a distinctive façade. A bike shed sits on the ground floor.

A concise material palette has been used throughout the apartment to establish warm and tactile living spaces. Grey Marmoleum linoleum floors are soft underfoot, whilst timber walls lend a natural warmth. A central hallway connects the living room with the bedrooms and has plenty of storage.

The main living space is open-plan, with clearly defined areas for lounging, dining and cooking. Full-height glazing draws in light and frames views across the riverways and onto the balcony.

The monochromatic kitchen flows along the rear wall, offering a smart contrast to the surrounding natural texture of the timber. A black marble worktop sits above black cabinetry, with a crisp white tiled splashback running behind.

The dual-aspect main bedroom has a bank of in-built wardrobes and two large tilt-and-turn windows that look out towards Olympic Park and Arena and open to a second balcony. There is an en suite bathroom with a walk-in shower. A frosted window looks out over the balcony, and a tall mirror rises behind the sink. Two further double bedrooms and a family bathroom off the hall complete the plan.

Outdoor Space

There are two balconies: one sits off the living space, and one adjoins the main bedroom. These lovely spaces hover above the waterways and provide plenty of space for outdoor dining and potted plants.

Accessed via a tow path, the gated Blaker Island development is a tranquil and quiet environment, with the surrounding canal paths offering various routes for a peaceful afternoon stroll.



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The Area

Stratford has undergone significant regeneration over the previous decade, kick-started initially by the preparations for the 2012 Summer Olympics. The Queen Elizabeth Olympic Park was purpose-built for the 2012 Olympics and Paralympics and contains the Olympic Stadium (now known as the London Stadium), the Olympic Swimming Pool and the former athletes' village which is now in residential use. The park has hundreds of acres of parkland and activity trails. The Arcelor Mittal Orbit, an observation tower with breathtaking views across London, lays claim to being both Britain's largest piece of public art and the world's longest and tallest tunnel slide.

Westfield Stratford City shopping centre lies adjacent to the Olympic Park and is the largest urban shopping centre in the UK by land area. With almost 2,000,000 sq ft of retail space, the centre is anchored by a John Lewis department store, a Marks & Spencer department store and a Waitrose supermarket. There are around 280 retailers present, along with three hotels and 70 restaurants.

Across the street is Jim & Tonic, a lively spot to relax after work. The green expanses of Victoria Park are a 30-minute walk or a 16-minute bus journey away, where Pavilion Café makes for a lovely, airy, waterfront spot for a morning coffee and organic breakfast. Hackney Wick, with its range of independent shops, eateries and bars, is a 25-minute walk from the apartment via the Olympic Park. Favourites here include the Michelin-starred Cornerstone by Tom Brown, the zero-waste restaurant Silo, Barge East and local stalwart Crate brewery and pizzeria for a relaxed hang-out.

Pudding Mill Station (DLR) is a five-minute walk from the apartment. Stratford Station, a 15-minute walk away, also provides DLR connections, as well as Central, Jubilee and Elizabeth Line services. Stratford International runs mainline connections to St Pancras International, Ramsgate via Dover Priory, and Margate via Canterbury West.

Tenure: Share of Freehold Lease: approximately 995 years remaining Service charge: approximately £2,300 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”.