

INIGO



Sunbury House

SWANFIELD STREET, LONDON E2

SOLD

This lovely two-bedroom apartment sits on the fourth floor of Sunbury House, on the quiet outer edge of the Grade II-listed Boundary Estate in Shoreditch. The serene interiors are imbued with a warm ambience emanating from restored original pine floorboards and soft white-washed walls, while natural light floods in through the original sash windows, bathing each room in a gentle glow. The estate is perfectly located for the best of Shoreditch, just minutes from Columbia Road and Brick Lane, and is within easy walking distance of Underground and Overground transport links, excellent parks, local restaurants and independent shops, making it a wonderful east London retreat.

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Setting the Scene

Formally opened in 1900 as arguably the world's first social housing project, Boundary Estate stands as a remarkable testament to the pioneering era of social housing. Designed by architect Owen Fleming and his talented team for the London County Council, the estate is now a designated conservation area and comprises 23 five-storey brick tenement blocks along the seven avenues radiating from the central Boundary Gardens, each block bearing the name of a town or village along the non-tidal reaches of the River Thames. Sunbury House's main façade looks toward an internal courtyard; its banded brickwork, arched windows and elegant recessed bays are a beautiful celebration of Victorian architectural detailing. While each apartment in the estate has a different layout, they all share common characteristics, including large sash windows, impressive ceiling heights and generous proportions. For more information, please see the History section.



The Grand Tour

Access to the block is through a shared open space shaded by a mature London plane tree. Ascending the communal staircase leads to the entrance of the apartment, which opens into a hallway painted a muted, mossy shade complemented by original pine flooring underfoot and antiqued brass Corston light switches, which can be found throughout the apartment. Here, clever built-in shelving and a cupboard provide extra storage space.

The soft colour palette continues into the reception room, which extends gracefully from one end of the hallway. Natural light streams through an original sash window, which frames views over Arnold Circus and St Leonard's Shoreditch Church. The Victorian proportions of the room allow ample space for a comfortable sitting area and a well-appointed dining table. An original cast-iron fireplace with an intricately carved mantle and slate hearth add a touch of character to the space, the deep hues contrasting beautifully with the apartment's fresh, neutral tones.

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The reception room leads to the kitchen, its corner position endowing it with two generous sash windows and impressive views over the central gardens, Arnold Circus. Dark hued Marmoleum flooring and blue-painted bespoke DeVol cabinetry contrasts with fresh white walls and bright, glossy marble worktops. An additional wall mounted cupboard provides ample vertical storage. Solid brass fittings contrast with matte black Lamp Gras wall mounted lamps, poised to illuminate the open shelves and brass fixtures below.

Adjacent to the main reception space is the primary bedroom; finished in a neutral palette by Farrow and Ball, the room is illuminated by an original sash window. Stripped timber flooring runs underfoot. A large secondary bedroom lies adjacent; currently used as an office, the space has a handy bank of built-in storage running along one wall.

A bathroom sits at the end of the plan; finished in a soothing shade of green by Farrow and Ball, the space is accented with a vibrant rubber yellow floor. White subway tiles line the walls, and there is a bath with overhead shower, separate vanity, WC and useful storage cupboards.

The Great Outdoors

At the centre of the estate is Arnold Circus, an ornamental garden planted with mature London plane trees topped with a Grade II-listed octagonal bandstand. Spanning two terraces, these beautifully landscaped gardens were created using the earth excavated during the estate's construction, initially a cost-saving measure. However, this ingenious decision has resulted in a raised vantage point for Arnold Circus, which has long-reaching vistas along the radial tree-lined avenues, making an excellent spot to relax with a book or a morning coffee.

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Out and About

A short walk away from Columbia Road, Hoxton Square, and the City, the Boundary Estate is within walking distance of Lyle's, Sager & Wilde, Cave Cuvee, and Campania. Arnold Circus has become known as a gastronomic centre in Shoreditch, with an abundance of good pubs and places to eat. Just across the gardens is Leila's Shop, a rustic greengrocers and café offering fresh produce all year round. The much-loved Rochelle Canteen is just around the corner for seasonal fare, set within what once was a primary school for the estate. Nearby Redchurch Street is home to Allpress Coffee, Dishoom, The Smoking Goat, Brat and Jolene, an ideal spot for a morning coffee that's only a short stroll away.

The eclectic East End markets of Columbia Road, Brick Lane, Spitalfields and Broadway Market are within walking distance. The ever-popular Columbia Road flower market is recommended for a Sunday morning stroll, followed by the green open spaces of Weavers Fields, which are also close by. Spitalfields and Shoreditch offer further dining, entertainment, and shopping opportunities, with restaurants including Ottolenghi, Crispin, and St. John Bread & Wine.

The West End and Oxford Street are accessible from the excellent local connections (a 20-minute bus journey). Shoreditch High Street station is a five-minute walk away for Overground services. Bethnal Green Station (Central Line), Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan Lines) and Old Street Station (Northern Line) are also nearby.

Tenure: Leasehold

Lease Length: approx. 90 years remaining

Service Charge: approx. £1,900 per annum

Ground Rent: £10

Council Tax Band: B

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.