AUCOOT



ADDRESS
Hide II, Hackney, London E2

PRICE
£950,000 – £1,000,000

ARCHITECT
Manalo & White x Scenesmith

TENURE
Leasehold

Designed by Manalo & White Architects, with interiors by Scenesmith, the development brings together considered architecture, natural materials and craftsmanship, creating a quiet retreat in one of East London's most vibrant neighbourhoods.

Completed in 2020 on the site of a former Victorian tilery, the building takes its cues from the area's industrial heritage and the neighbouring Grade II-listed St Augustine's Church. Handmade Danish brickwork by Petersen Tegl gives the exterior a beautifully textured quality, while inside, exposed concrete, warm cherry wood joinery and terrazzo-effect flooring establish a distinctive yet understated material palette.

The apartment is arranged across a single floor, with a generous entrance hallway providing a natural separation between the living and sleeping spaces. The open-plan kitchen, dining and reception room forms the heart of the home, where an exposed concrete ceiling and subtle industrial detailing sit comfortably alongside softer plaster finishes and beautifully crafted timber cabinetry. Large windows draw natural light into the room, while the pale, flecked flooring runs continuously throughout, lending the interior a sense of cohesion.

The kitchen has been designed and made by Lozi Designs, a local workshop based on Hackney Road. Cherry wood veneer cabinetry extends across one wall, with carefully considered recessed handles and contrasting pale worktops. An exposed blockwork splashback introduces another layer of texture, while integrated appliances maintain the simplicity of the design. The kitchen opens naturally to a dining area positioned beside a generous picture window, where views towards the neighbouring church create an unexpected connection with the building's historic surroundings.

Beyond, the sitting area is arranged around a wide expanse of glazing, with sliding doors opening onto a private covered terrace. Overlooking Haggerston Park and the neighbouring greenery, the terrace feels like a natural extension of the living space, providing a sheltered place to sit outside while enjoying a remarkably leafy outlook for such a central London setting.

Both bedrooms are positioned away from the principal living space, with large windows framing views of the surrounding trees. The main bedroom is particularly well considered, with bespoke cherry wood wardrobes by Lozi Designs bringing warmth and generous storage without compromising the room's proportions. An en suite shower room introduces a more tactile palette, with terrazzo detailing and contemporary fittings. The main bedroom is particularly well considered, with bespoke cherry wood wardrobes by Lozi Designs bringing warmth and generous storage without compromising the room’s proportions. The adjoining en suite is finished in recycled-marble terrazzo by Altrock, crafted in East London, introducing a beautifully tactile quality that complements the warmth of the timber joinery.

The second bedroom has been designed with flexibility in mind. A bespoke foldaway bed by Lozi allows the room to transition easily between guest accommodation and a dedicated home office, complemented by fitted shelving, a desk and additional cabinetry. Full-height windows bring in natural light and offer a beautiful outlook across the park, making this a particularly inviting space to work from home.

A separate family bathroom is finished in warm terracotta-toned tiles, paired with white sanitaryware and a generous mirrored surface that reflects light through the room. A bathtub with an overhead shower offers everyday practicality, while a separate utility cupboard and further integrated storage have been discreetly incorporated into the plan.

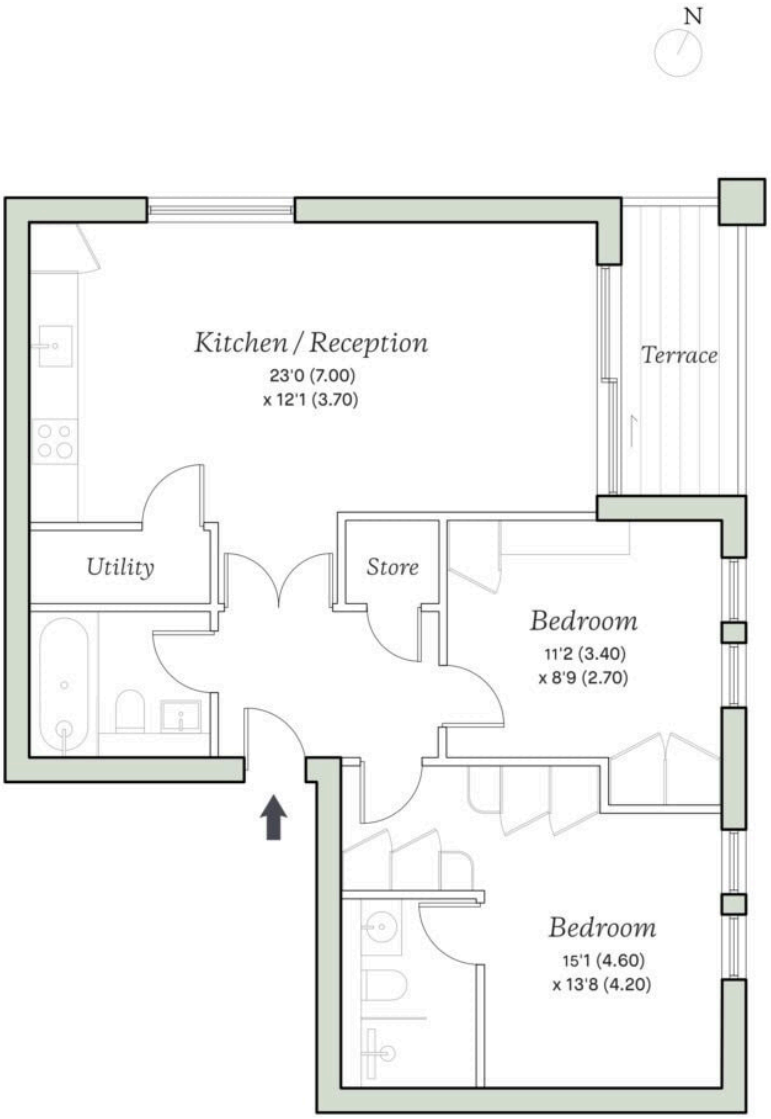
EPC
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FIRST FLOOR

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Generated 15 November 2026. A further 36 photographs are available on the listing.