

AUCOOT



ADDRESS

The House at Seam, Hackney, London, E8

PRICE

£1,800,000

DESIGNER

Artform x Scenesmith

INFORMATION

This masterfully executed new build three-bedroom home is named The House at Seam, the centerpiece of a newly created development and represents a rare balance of sustainable construction and forward-thinking design. Located in the St Mark's Conservation Area, entry is via a discreet path, offering a sense of calm and seclusion in the centre of Dalston. Behind a gate, the front courtyard is one of three outdoor spaces, allowing for planting and additional privacy.

The house is anchored by a lateral living plan, brilliantly arranged for contemporary life and echoing the ease of a mid-century layout. Unfolding across 170 sq m, the design is underpinned by an eco-conscious approach. Porotherm clay blocks, chosen for their exceptional thermal performance and breathability, were used throughout the construction. A sunken living area creates a relaxed, cocooning atmosphere, while overhead glazing and bi-fold doors opening to a generous courtyard bathe the interior with natural light. A spacious and sociable dining table sits in the heart of the home and draws the eye towards the kitchen.

Artform's interior design partners Scenesmith have worked in collaboration with Leicht, a carbon-neutral manufacturer, on the colourful 'Kyoto' kitchen, which references Japanese minimalism and imbues the space with warmth and quality. The striking kitchen island is clad in quarry tiles and topped with chestnut-flecked terrazzo. Integrated Siemens appliances are paired with a brass Quooker hot tap. A separate utility room is neatly tucked away, alongside additional storage for coats and bags.

To the front of the plan is a generous principal bedroom with a large walk-in wardrobe and an en suite shower room. Double doors open onto a private courtyard – the perfect spot for morning coffee. There are two further bedrooms with built-in wardrobes, along with a bathroom and separate WC. The finish throughout is immaculate, reflecting the commitment to craftsmanship and beauty that Artform are known for.

Alongside the house, a newly built commercial space within the development is also available to purchase, creating a rare opportunity for a creative live/flexible work setting in the heart of Hackney. Together, the two buildings represent a thoughtful balance of sustainable construction and forward-thinking design. Further information on the commercial space can be provided upon request.



LEASE LENGTH

Freehold

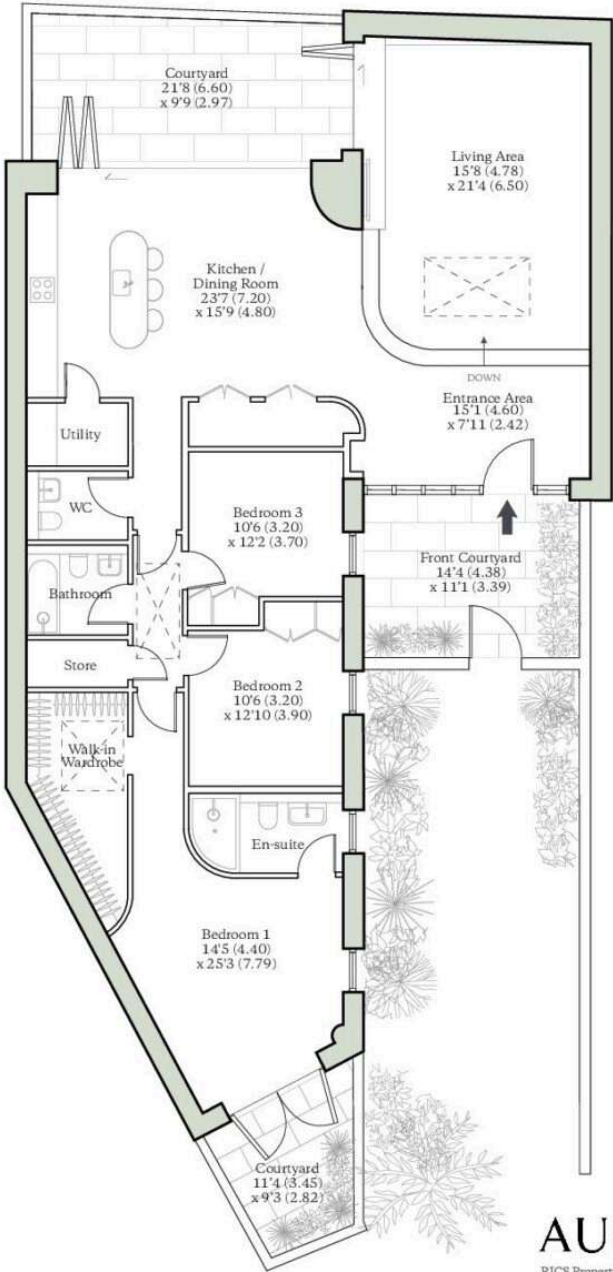
EPC

TBC



ST. MARK'S RISE, LONDON, E8

Approx. Internal Area = 1830 sq ft / 170 sq m
Approx. Outdoor Area = 445 sq ft / 41.3 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard