

THE MODERN HOUSE



*London E8
Sold*

Amhurst Road II

This wonderful one-bedroom apartment occupies the raised ground floor of a former Victorian townhouse on Amhurst Road in Dalston. With a private rear garden, which has both a decked seating area and a verdant lawn, the home is an utterly calm space yet minutes from the vibrancy of east London. The palette throughout is decidedly neutral, creating a calm atmosphere and resulting in a thoroughly versatile space.

The Tour

Amhurst Road is a wide, tree-lined residential street running alongside Hackney Downs Park. The street is characterised by its gradually bending terraces of Victorian townhouses, starting to the north, near Stoke Newington and culminating in the centre of Hackney.

The street-facing façade of the house is formed of a protruding bay at raised and lower-ground levels. There are elegant white stucco embellishments among the London brick stock, above the bays, windows and the front porch. Access is gained via a shared front garden with steps leading up to the apartment.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



Amhurst Road II

Within, a long hallway leads to the bedroom on the left-hand side, at the front of the plan, and the living room and kitchen at the rear. The light, bright living room has a sleek minimalist palette of white walls and wooden floorboards, with a dining area arranged at one end. Large doors open directly onto the garden, letting in plenty of natural light and creating an easy flow between the indoor and outdoor spaces.

To one side is the kitchen, which also has a door that opens to the garden. A dash of colour can be found in the smart, dark green floor tiles, which sit sympathetically below white-tiled walls. The white cabinetry is topped with light wood, and is home to copious amounts of storage space. Black fixtures and cupboard handles create subtle contrast and add texture to the space, while open shelving along one wall adds to the plentiful storage available.

The bedroom lies at the front of the plan and is wonderfully bright, with sunshine filtering in through a large three-bay window. It is generously sized, with plenty of room for storage, and would suit a variety of decorative choices. A brick fireplace has been retained on one wall, adding character to the space; this has the same green floor tiles as seen in the kitchen, creating a feeling of continuity and harmony. The bathroom has a simple, contemporary aesthetic, with white metro tiles and black chrome fittings. There is an integrated bath/shower and open shelving for storage.

Outdoor Space

The rear garden is a versatile space, with a decked seating area – perfect for alfresco dining – and a stretch of lawn that has been carefully planted. Brick walls surround the borders, which are bursting with shrubs, bushes and small trees.

The Area

The apartment is excellently positioned for the best of east London, with the green spaces of Hackney Downs, London Fields (with its lido and access to Broadway Market) and Clissold Park all close at hand, while the wild open spaces of Hackney & Walthamstow Marshes are a little further afield. This part of east London is well known for its exciting food scene, with a wonderful range of bars, restaurants and cafes including Little Duck | The Picklery, Brilliant Corners and E5 Bakehouse, plus many excellent pubs such as The Spurstowe Arms.

Amhurst Road is a short walk from Dalston Kingsland, Hackney Downs and Hackney Central stations, for services to Highbury & Islington, Shoreditch High Street and Canada Water on the East London Overground Line. Regular services run from Hackney Downs station to Liverpool Street.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 989 years remaining Council Tax Band: C



East London, London
Sold

THE MODERN HOUSE



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”.