

# THE MODERN HOUSE



*London E5  
Sold*

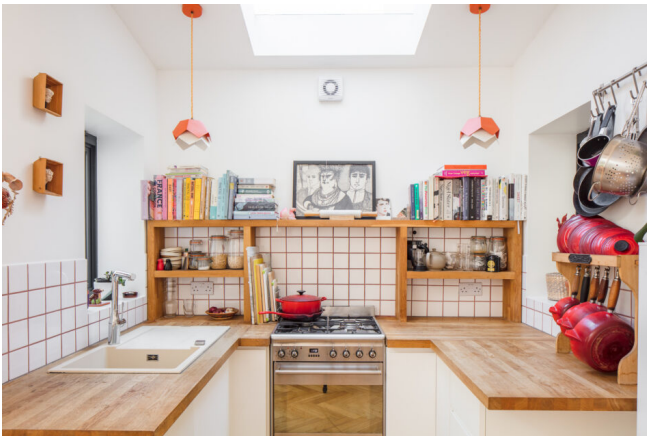
## Chatsworth Road III

Positioned on one of the most sought-after streets in Clapton is this light-filled two-bedroom apartment. Unfolding across the ground floor of a handsome Victorian terrace, the current owner has combined a rich material palette with vivid pops of colour to create a set of inviting yet versatile interior spaces. A beautiful south-facing stepped garden lies at the rear, filled with a broad variety of evergreen plants and mature trees, including ferns and acers.

### *The Tour*

The building is distinct from the surrounding terrace due to its soft lavender-painted stucco, adding warmth against the predominant palette of London stock brick. The entrance to the apartment is through a communal front door, set back from the pavement behind a smart wrought-iron gate and fencing.

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The plan unfolds in reverse, with the living kitchen and dining spaces at the rear, while the bedrooms occupy the front, connected by a long hallway with plenty of integrated cabinetry for minimalist living. Smooth herringbone oak parquet flows throughout, adding a sense of coherence to the overall aesthetic.

The living spaces are predominantly open plan and filled with a beautiful quality of natural light, care of the high-pitched roof, extensive levels of glazing and south-facing orientation. At the end of the living room, full-height glass doors frame leafy outlooks across the garden and open to create a seamless transition to the outside.

A U-shaped kitchen sits in one corner with understated white cabinetry, topped with wooden worksurfaces; two windows on either side give glimpses over the garden, which wraps around the side of the building. Pendant lights add a dash of colour, as does the contrasting red grouting on the tiled splashback.

At the front of the plan lie two spacious bedrooms, cleverly divided by a plywood sliding wall, which folds back to maximise the sense of space between the rooms. A glazed door in the rear bedroom opens directly onto a courtyard garden, laid with shingle and home to a mature banana plant. Hidden shelving adds plenty of easily accessible storage, as does the full-height bespoke cabinetry in this room. At the front, tall windows with neat, handmade shutters allow natural light to permeate. A sizeable bathroom sits in the centre of the plan, largely executed in vibrant handmade mustard-coloured tiles.

### *Outdoor Space*

Occupying a triangular-shaped plot, the garden is something of a peaceful oasis, backing onto neighbouring gardens and encircled by tall mature trees, which provide shade during the warmer months. At the front lies a patio area with space for a small table and chairs. A short set of steps leads to a separate platform, laid with shingle and dotted with leafy potted plants. There is also a shed at the rear for further storage.

### *The Area*

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, is a popular area of Clapton due to its plethora of independent shops, cafes, and restaurants, including the much-anticipated opening of Leo's, ramen cafe Men, specialist suppliers L'epicerie 56 and The London Borough of Jam. Stone Bros is excellent for coffee, as is Finks Chats, and there is a weekly food market on Sundays. Neighbourhood gem, The Castle Cinema, is independently crowdfunded and

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There are many exciting restaurants close by, including Uchi, My Neighbours The Dumplings, and Lucky & Joy, in addition to the legendary wine bar P. Franco, which has recently reopened. The Elderfield pub is a short walk away and is a favourite amongst residents, as is The Chesham Arms and The Spread Eagle, London's first vegan pub.

For green space, Millfields Park and Hackney Marshes are only a few minutes walk from the apartment, whereas Hackney Downs, with its basketball courts, athletics track, and children's play area, is 15 minutes on foot.

The closest stations are Homerton Overground offering lines to Stratford and Highbury & Islington, and Clapton, which runs direct services to Liverpool Street in approximately ten minutes. There are also excellent bus routes to central London.

Tenure: Share of Freehold Lease Length: approx. 120 years remaining Ground Rent: approx. £250 per annum Service Charge: approx. £250 per annum Council Tax Band: C

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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”.