

London E8 Sold

Elmbridge Walk

Unfolding across two storeys, this light-filled three-bedroom maisonette is positioned in the Blackstone Estate on the edge of London Fields. An understated aesthetic throughout highlights its modernist design, which cleverly maximises space and light across its plan of 950 sq ft. A large west-facing balcony flows off an open-plan kitchen and living space, with views across multiple elevations and leafy tree canopies. Elmbridge Walk is excellently located between Broadway Market and Wilton Way, with Dalston, Regent's Canal and Victoria Park all in easy walking distance.







East London, London Sold

Elmbridge Walk

The Tour

The house sits on the westernmost terrace of the estate, which is bordered by a stretch of communal lawn framed by cherry, apple and silver birch trees. There is stair and ramp access at each end of Elmbridge Walk, from which a raised communal walkway leads to the front door. Inside, a staircase of carefully preserved timber floorboards with an original white balustrade ascends to the first floor, where there is a wonderfully bright open-plan kitchen and living space. White walls and timber floorboards continue here; slightly protruding walls create a subtle zoning of each room.

Extensive glazing lines one side of the living room, allowing an excellent quality of natural light to fill the space. A feature wall of open ply shelving sits at one end, adjacent to an internal window that draws light deep into the central stairwell. The dining space sits at the opposite end, where a glazed door opens onto a west-facing balcony that runs the length of the plan.

Drenched in morning sunshine, the fully integrated kitchen is neatly configured in a U-shape. A solid timber worktop and glass splashback flow between white cabinetry with silver handles that echo the apartment's modernist bones. A stainless steel sink sits underneath a generous east-facing window at one end, while bespoke joinery provides easily accessible storage at the other.

On this level a utility cupboard, concealing laundry appliances, and a WC, with cornflower blue and charcoal grey tiling, sit off the central stairwell. On the second floor there are three double bedrooms and a family bathroom with a bath, timber cabinets and grey tiling.

A central hallway splits the plan on this level. The main bedroom and an additional double bedroom occupy the western aspect, where natural light pours in through large windows, perfectly positioned to frame leafy views and wonderful pink and orange sunsets. Built-in wardrobes and white open shelving provide extensive storage in the main bedroom. Currently configured as an office space, a third double bedroom sits adjacent to the bathroom on the other side of the hallway.

On the ground floor, there is a spacious storage cupboard and further storage under the stairs.

Outdoor Space

On the first floor, a glazed door opens from the living space onto a west-facing balcony, which is enclosed by a black-painted timber beam and louvred panels at each end. Overlooking mature silver birch trees and the communal lawn below, it provides the perfect spot to read or enjoy a drink in the afternoon sunshine.





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The Area

Elmbridge Walk lies on the western edge of London Fields, perfectly positioned for the best of Wilton Way, Broadway Market, Mare Street and Kingsland Road. London Fields' heated lido and tennis courts are a minute's walk from the front door. The Spurstowe Arms, Wilton Way Deli and Violet Cakes are local favourites on sought-after Wilton Way.

There are many fantastic restaurants locally, notably Pophams Bakery, Lardo and Little Duck | The Picklery. Weekly markets take place at Victoria Park and Broadway Market, both of which are within walking distance. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Hackney Central and Dalston Junction stations are both within a 15-minute walk, running direct overground services to Stratford, Highbury & Damp; Islington, Clapham Junction, Richmond and Crystal Palace. London Fields station is a five-minute walk and offers direct Overground trains to Liverpool Street. Bethnal Green underground station, easily accessible by bus, has excellent links to Central London via the Central line.

Tenure: Leasehold Lease Length: approx. 92 years remaining Service Charge: approx. £1,000 per annum Ground Rent: peppercorn Council Tax Band: C



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".