

THE MODERN HOUSE



*London E8
Sold*

Navarino Road

Forming part of a handsome Victorian terrace, this beautifully conceived two-bedroom garden flat is located amongst the quiet residential streets to the north of London Fields.

Across a front garden, doubling as an off-street parking space, the flat is entered on the lower ground floor to an internal porch area. To the right, and beneath the main steps of the flat above, is a large storage area. To the left, the hall widens creating enough space for a breakfast table and chairs. Beyond is a simply arranged kitchen, made up of stainless steel freestanding units and a range cooker.

The main living room is positioned at the front of the flat, washed with light from a large west-facing bay window. The floor is laid with terracotta-toned quarry tiles, that extend into the kitchen and hall space.

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There are two equal-sized bedrooms on the garden side, both with original sash windows that catch the morning light, and one with a door to the small section of private garden. The garden is shared by the four flats in the building, each with its own section.

The house is well located in a very popular area to the north of London Fields, between Dalston Junction and Hackney Central. Wilton Way, off which Navarino Road runs, has a growing number of excellent independent shops, cafes and restaurants, most notably Violet, Pidgin and Footnote, and a number of good pubs. It is situated within a short walk of the cafes, bars and restaurants on Broadway Market and the open spaces of London Fields and the Lido. Gayhurst Primary (Good) and London Fields Primary (Outstanding) are nearby.

Dalston Junction station, which forms part of the East London line extension, provides routes into Highbury & Islington, Shoreditch High Street and Liverpool Street. There are numerous buses that run along Mare Street towards central London.

Tenure: Leasehold Lease Length: approx. 155 years (189 years from 1984) (There is an admin fee of approx. £125 per annum payable to the freeholder)



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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”.