

THE MODERN HOUSE



*London E5
Sold*

Clarence Road

Lying on a tree-lined street in Lower Clapton is this cleverly converted three-bedroom maisonette. Unfolding over more than 1,000 sq ft, it is set across the ground and lower-ground floors of a smart Victorian terrace. The bright apartment is characterised by large floor-to-ceiling industrial-style windows that run the entire width of the maisonette at the rear. Open-plan and well-thought-out living spaces lead to a terrace, which is split between both floors and decked with planted borders. Clarence Road is located a short walk from the cafes and restaurants on Chatsworth Road and the sprawling green space of Hackney Downs Park. The owners are finalising the purchase of a share of the freehold.

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The Tour

The maisonette is set within a beautiful Victorian terrace defined by tall sash windows and decorative brick lintels set into London stock brick and stucco façades. The front door punctuates the dark green stucco and opens immediately into the light open-plan kitchen, living and dining room. A step up subtly demarcates the living and dining area from the kitchen, while a wall of industrial-style windows adds a contemporary character to the room, highlighting the Victorian proportions and drawing light deep into the space.

The kitchen is at the front of the room, set out in a U shape. Finished in a neutral sage green, cabinetry conceals appliances and creates storage. This is topped by a hardy cream-coloured granite worksurface, complemented by white subway tiles on the splashback. A peninsula in the cabinetry ensure the kitchen feels divided from the rest of the room, cleverly defining separate living spaces while allowing a sense of flow to prevail.

Stairs descend to the lower-ground floor, where the main bedroom is located. Bright but secluded, this room is tucked away at the back of the plan. The floor-to-ceiling windows continue in this room with a pair of inset glazed doors that open to a private terrace. Next door is the en suite second bedroom, illuminated by clerestory windows overlooking the street. Deep, built-in storage lines one wall adding ample storage space, and the en suite has a large bath. A third bedroom is on the ground floor, currently configured as a study. This room is exceptionally well-lit from two south-facing sash windows.

A further bathroom is on the lower-ground floor, finished in a monochrome palette, where a large walk-in shower is framed by a black trimmed shower screen and clad in large white format tiles. There is an additional WC on the ground floor and extra storage under the stairs.

Outdoor Space

The wonderful private decked terrace leads from the living spaces and the main bedroom, connecting the two floors via an external staircase. Lush borders have been planted with ferns and bamboo, and built-in seating has beautiful views over neighbouring gardens, making the terrace perfect for entertaining and alfresco dining.

The Area

Clarence Road is a five-minute walk to Hackney Downs and a short walk to the shops, restaurants and bars of Lower Clapton, including Kate Sheridan, Pages of Hackney, legendary natural wine bar P. Franco, Lucky & Joy, and Casey's bakery. The green space of Hackney Downs Park is less than a five minutes walk from the house.

Chatsworth Road is less than ten minutes' walk. It offers a lively gauntlet of independent shops, cafes and restaurants, such as Pivaz. and specialist suppliers L'Epicierie 56, London Borough of Jam and Hackney Draper.

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Plenty of good pubs are nearby, including The Star of Hackney Downs, The Pembury Tavern and The Elderfield. Hackney Downs is directly opposite the apartment and has a wonderful expanse of green space, basketball and tennis courts, picnic spots and an excellent café, refill store and furniture shop in Spazio Leone.

The closest stations are Hackney Downs and Clapton (Overground). Also within easy walking distance is Hackney Central, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Leasehold (the owners are finalising the purchase of a share of the freehold) Lease Length: approx. 109 years remaining Council Tax Band: D

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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”.