

THE MODERN HOUSE



*London E8
Sold*

Colvestone Crescent

Positioned on Colvestone Crescent, a sweeping, leafy street tucked just behind Ridley Road Market, this beautiful Victorian duplex apartment has been sensitively refurbished by its current owner. The recent work has maximised the natural volume and light of the house and has been executed with meticulous attention to detail. Materials have been carefully chosen to reference the building's Victorian origins, lending a sense of unity to the aesthetics, and sit harmoniously against the emphatically modern approach to space and light.

The Tour

While there have been many changes to the house, select notable features have been preserved for their functionality and charm. The result is a harmonious marriage of old and new; a stained glass window casts kaleidoscopic shadows across the staircase, while large sash windows draw natural light across the entirety of the first floor and cast-iron radiators sit beneath the sills. Outside, the Victorian masonry has been recently repainted and re-pointed.

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Nowhere is the fastidious approach to design more apparent than in the standard of joinery on display throughout; specifically, the kitchen's Douglas fir cabinets and the built-in bedroom storage space. This chimes beautifully with stripped back pine floorboards throughout. Terrazzo by Diespeker & Co. has been fitted in both the en suite and main bathrooms, as well as the kitchen.

Upstairs, an extra storey has been added which contains a large open-plan bedroom, office and en suite bathroom, arranged beneath a partially pitched ceiling. Skylights punctuate the north-facing aspect and a row of smart, black-framed windows face south. Pale shades have been used throughout the upper floor to accentuate the sense of elevation, the tranquil rooms sitting high above the bustle of Dalston below.

The Area

Ridley Road Market is considered by many to be the beating heart of Dalston's community. It has run every Monday to Saturday since the 1880s and is home to over 150 stalls offering fresh produce from around the world. Dalston has an eclectic range of bars, restaurants and cafes including Furanxo, The Dusty Knuckle, Brilliant Corners, E5 Bakehouse, and many excellent pubs.

Dalston Junction and Kingsland stations are a short walk away, providing transport links on the east/west and southbound branches of the London Overground. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Tenure: Leasehold with Share of Freehold Lease length: approx. 995 years remaining Service Charge: approx. £335 per annum (includes building insurance only)

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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”.