

THE MODERN HOUSE



*London E5
Sold*

Cricketfield Road III

This impressive three-bedroom detached Victorian villa occupies a fantastic position on Cricketfield Road in Clapton, only moments from Hackney Downs park. The house has been subject to a sensitive renovation by Studio 54 Architecture, who have carefully extended the living spaces and added an additional bedroom on the first floor. A state-of-the-art music studio lies at the rear of the home, behind an immaculate courtyard garden with beautifully planted evergreen borders.

The Architect

Studio 54 Architecture is a vibrant RIBA chartered practice offering committed, thoughtful and creative design. A wealth of experience combined with fresh thinking structures a design approach that values collaboration and debate. It aims to design sustainable, well-crafted and engaging architecture focused on people, culture and communities. It creates a mixture of residential, commercial and educational spaces.

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The Tour

The house is set back from the road behind a gate and cobbled area, with a mature olive tree and plenty of space for a car. The façade is formed of London stock brick dressed in white stucco, with a large sash window set in a grand bay on the ground floor and arched windows above. Although unlisted, the house is deemed to be of significant historic interest.

A smart front door opens onto a central hallway and cloakroom area. The living spaces unfold across the entirety of the ground floor. Largely open-plan, these spaces are characterised by generous ceiling heights and whitewashed walls, highlighting the abundance of natural light that cascades through the sash windows. Engineered oak floorboards, warmed by underfloor heating throughout the house, ground the space.

The main living space sits at the front of the home, with the kitchen and dining spaces arranged at the rear. Original wood panelling and shutters feature in the large canted bay window, overlooking the olive tree at the front of the house. The current owners have gone to tremendous lengths to preserve the restored cornicing in this room and have added thoughtful joinery, which is sympathetic to the building's Victorian origins.

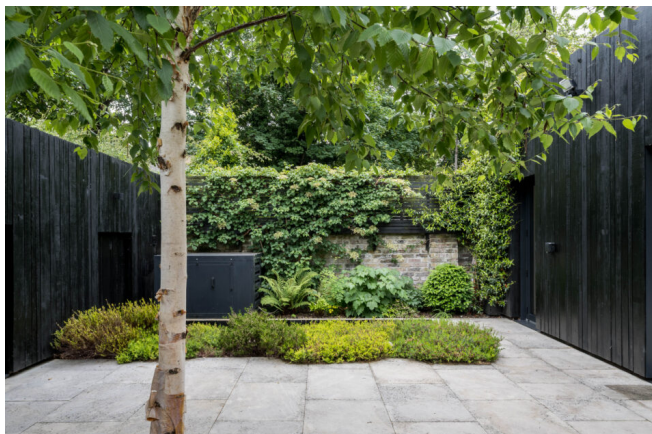
The understated, contemporary kitchen is configured in a U-shape with quartz work surfaces and a large sash window. Minimalist white cabinetry extends into the dining room, providing additional storage. The rear extension flows from here; a versatile space, this room can easily be adapted to become a second living area, a playroom or a study. Glazed doors on both aspects slide open onto the courtyard, creating a seamless transition between indoors and out.

A curved staircase leads to the first floor with three spacious double bedrooms, all with bespoke joinery or full-height cupboards for storage. Cleverly positioned skylights in the hallway allow light to permeate deep into the plan. The main bedroom is accessed via a short set of stairs and overlooks the courtyard below. A thoughtfully positioned window seat allows an excellent vantage point to enjoy the beautiful far-reaching views over the verdant treetops beyond. There are two immaculately executed bathrooms on this floor, both finished with a neutral palette and grey ceramic tiles underfoot.



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On the rear side of the patio, the current owners have built a high spec recording studio clad in black stained timber, reflecting the extension opposite, adding a sense of continuity to the overall design. This is a wonderfully private space, partly set into the ground and designed with meticulous attention to detail. The internal spaces have been expertly calibrated and soundproofed with birch ply panelling, triple glazed windows and bass absorption. A ribbon at the front frames the courtyard beyond, while a green roof supports the biodiversity of the local area. The studio can either be accessed from the house via the internal courtyard or from a separate entrance positioned within the side return.

Outdoor Space

Through sliding glazed doors lies a beautifully serene courtyard. It is home to several mature Chinese birch trees and surrounded by carefully planted borders, designed to be in bloom all year round. The area is perfect for entertaining, offering privacy and ample space for a dining table and chairs.

The Area

Cricketfield Road is conveniently positioned between Hackney Downs to the west, one of the largest open spaces in Hackney, and Chatsworth Road to the east. 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.

Chatsworth Road runs north from Homerton to Millfield's Park and Hackney Marshes and offers a plethora of independent shops, cafes and restaurants, including ramen cafe, Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, and there is a weekly food market on Sunday. Neighbourhood gem, The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.

There are plenty of good pubs in the area, including The Chesham Arms, The Elderfield and The Spread Eagle, London's first vegan pub.

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”.