

THE MODERN HOUSE



*London E9
Sold*

Darnley Road

Occupying the upper floors of this attractive period building in central Hackney, this innovatively arranged two-bedroom flat has been completely remodelled in wonderful detail by architects Hanne Brett and Joe Laslett.

Entered via a communal hall, the front door sits on a first-floor landing. Once inside the apartment, there is a small area for coats and a flight of stairs leading to the bright, split-level living space.

An open-plan room at the front of the flat has a kitchen, beautifully crafted from birch ply, space for a dining table, and a reception area with a wood-burning stove positioned in front of an exposed brick fireplace. A cleverly conceived door at the entrance to the kitchen, behind which is a pantry cupboard, can be opened to close off the space from the landing, which leads to the second bedroom and bathroom.

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The upper floor contains a large master bedroom, built into the building's eaves. A gallery rail looks over the living space below, giving the impression of a mezzanine level, whilst the floor below benefits from a double-height vaulted ceiling. Bespoke cupboards, also in birch ply, provide useful storage space throughout.

The flat is well-positioned on a quiet residential street in central Hackney, just to the east of the popular London Fields and bustling Mare Street. There are many fantastic restaurants locally, notably Raw Duck and Lardo on Richmond Road, and Pidgin and Violet on Wilton Way. Nearby Well Street market is now open weekly, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The green spaces of Victoria Park and the Regent's Canal path is few minutes' walk to the south.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct 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. 136 years Ground Rent: approx. £150 per annum

East London, London
Sold

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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”.