

THE MODERN HOUSE



*London E5
Sold*

Geldeston Road

This four-bedroom house on Geldeston Road has been thoughtfully renovated and extended with care of Emil Eve Architects to create an impeccably designed home, perfectly suited to modern life. They added a two-storey extension, increasing the home's internal footprint to almost 1,400 sq ft, and used high-quality, bespoke materials throughout. There is a courtyard garden and a roof terrace, with the larger green spaces of Millfields, Abney and Clissold parks, plus Hackney Downs, all within easy reach.

The current owners have secured planning permission for a loft extension which would include a large bedroom and ensuite. For more information, please visit the planning portal [here](#).

The Architects

Emil Eve Architects is an award-winning East-London based studio, established in 2009 by Ross and Emma Perkin. They create imaginative and inspiring buildings and spaces for people who love architecture – from design-focused home owners to creatively-driven developers and commercial clients.

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The Tour

The house is set back from the quiet, residential road, with the raised ground floor entrance accessed via a smart set of stone steps. Emil Eve Architects built a community garden in a parking space in front of the house as part of the 'Hackney Parklets' initiative, immediately indicating the similarly thoughtful design touches found within the home.

The living room is positioned at the front of the plan on this level. This has a generous three-bay window that allows plenty of light into the space, illuminating the wooden floorboards, light grey walls and subtle cornicing. A handsome marble surround frames the black-tiled fireplace, which forms the focal point of the room. All joinery throughout the house is bespoke and handmade by Emil Eve.

Timber steps descend from the hallway to the L-shaped kitchen and dining extension, arguably the heart of the home. Floors are in polished concrete with exposed limestone aggregate, adding a wonderful sense of character to the space. The kitchen is positioned at the rear and uses a palette of navy blue cabinetry against the timber workbench, with white metro tiles forming the splashback above the stainless steel work surface. An open wooden shelf runs along the rear wall, providing further storage. There is a sleek built-in hob and a large extractor fan above.

The dining area is brilliantly bright and flows seamlessly into the courtyard. A large, rectangular picture window, with a window seat below, frames views from one aspect; full-height sliding doors open from the other, directly to the courtyard. The doors were handmade using solid oak. Open shelving is positioned on either side of the central window.

Blue-painted timber stairs ascend to the first floor, where there are two bedrooms. These are sizable spaces, with plenty of built-in storage and cabinetry. The current owners have a desk set up in the front bedroom, which is a peaceful spot for working from home and characterised by its original fireplace. Timber floorboards extend underfoot and white walls provide a neutral backdrop. The family bathroom has been impeccably executed and features a harmonious combination of dark green and white tiles against solid oak cabinetry. The second floor is home to a third bedroom and also provides access to the roof terrace.

The basement functions as either a fourth bedroom or its own studio apartment, which has separate access. This contains a double bedroom plus an en suite. White-painted beams extend overhead in the main area, while the bathroom uses a simple palette of white and wood, with a blue tap providing a pop of colour.



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Outdoor Space

A courtyard neatly surrounds the L-shaped kitchen, with full-height sliding doors blurring the division between inside and outside to almost create a unified garden room. The current owners have dotted plants around the borders, while vines drape and clamber over the water-struck Petersen brick walls. There is also a roof terrace, which can be accessed from the second floor.

The Area

The immediate area has a fantastic offering of places to eat and drink, notably P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby. For green open space, Millfields, Abney and Clissold parks, and Hackney Downs are all within close proximity.

The house is in the catchment area for several highly sought-after primary and secondary schools.

For transport, Clapton Station is seconds away and runs fast and regular Overground services to Liverpool Street. There are also plenty of good bus connections nearby offering routes to the city and West End.

Council Tax Band: F

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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”.