

THE MODERN HOUSE



*London E8
Sold*

Graham Road

Occupying the second and third floors of a Victorian terraced townhouse in central Hackney, this two-bedroom apartment has been beautifully remodelled, opening its roof to create a dramatic double-height kitchen, living and dining room. The interiors have been approached with a great understanding of space and light, exemplified by the internally glazed walkway on the upper floor. London Fields, Broadway Market, Wilton Way and Hackney Downs are all within walking distance.

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The Tour

Access to the apartment is via a shared staircase to the first floor. Upon entry, a private staircase with a large north-facing sash window leads to the second floor. The open-plan kitchen, living and dining room is at the front of the plan and forms the heart of the home. This space is characterised by its ingenious use of volume and light; solid oak beams have been exposed overhead, sitting just beneath three recently added skylights, establishing a wonderful play of light throughout the day. Two large sash windows face south and draw natural light into the kitchen and dining areas. The kitchen has been recently refurbished, introducing Corian worktops, birch ply units, a new oven, induction hob and integrated dishwasher. There are high-level cupboards and useful storage space beneath the worktop. Original wood floors have been neatly restored and white-oiled throughout.

The second bedroom is tucked away at the rear of the plan on this floor and is currently used as a nursery and home office. A sash window frames leafy views over the neighbouring gardens below, and built-in shelving is positioned to one side. There is a significant amount of built-in storage space in this room, cleverly concealed underneath the staircase.

The third floor unfolds dramatically; the landing has internal glazing, opening it up to the living room below and drawing in natural light from the skylights above. The peaceful main room is at the rear of the plan and has a strip of recently-fitted black, aluminium-framed windows, which give calming views over the treetops. The fitted bed in this room conceals a radiator and a Sonos system and creates additional storage space beneath. There are further fitted wardrobes to one side. The bathroom is located off the landing and has a walk-in shower with dark-green geometric encaustic tiles.

The Area

The flat is located in central Hackney, just to the north of the popular London Fields and bustling Mare Street, and close to the green spaces of Victoria Park and the Regent's Canal path. There are many fantastic restaurants locally, notably Lardo on Richmond Road, the recently opened Angelina's on Dalston Lane, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

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.



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Tenure: Leasehold with Share of Freehold Lease Length:
approx. 91 years remaining Council Tax Band: B



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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”.