

THE MODERN HOUSE



*London E8
Sold*

Graham Road III

This immaculate two-bedroom apartment occupies the first floor of a handsome Victorian terrace in central Hackney. The apartment has been renovated to a meticulous standard, resulting in a set of wonderfully bright living spaces that introduce contemporary flare to its period bones. The apartment is excellently positioned off bustling Mare Street, with London Fields and Hackney Downs Park within easy walking distance.

The Tour

Forming part of a smart Victorian house, the exterior is characterised by a façade of London stock brick punctuated by generous sash windows framed in neat stucco. The house is set back from the road behind a small parapet wall, where a communal front door leads to the entrance on the first floor. Inside, subtle architectural interventions throughout enhance the sense of light and volume.

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The front door opens onto a bright hallway in the centre of the plan. A small set of stairs leads to an open-plan kitchen and living space with duck-egg blue walls and engineered oak floorboards. Two sweeping sash windows stretch to ceiling height and are topped by recesses that maximise the southerly light that fills the room. Traditional cast-iron radiators sit neatly underneath, while a floating box shelf provides easily accessible storage on the opposite wall.

An understated kitchen sits at one end of the room; bespoke joinery creates clean lines that cleverly play with the sense of depth and volume. Creating a striking tactile contrast, an unusually deep oak worktop flows between extensive cabinetry painted in the same duck egg blue and a white tiled splashback. There is ample space for a dining table and chairs in the centre of the room.

At the back of the plan is a voluminous double bedroom where a tall sash window frames leafy views. The ceiling has been vaulted to reveal exposed beams that create a gentle framing of the space. Open shelving sits within recesses in the wall, contributing to the considered approach to symmetry. There is ample storage space both on and below a mezzanine level that extends alongside the hallway. An additional double bedroom painted in soft pink sits adjacent to the kitchen and living space.

Engineered oak floorboards continue in a spacious bathroom that sits adjacent. The same joinery also serves as a striking feature here, creating two box-like structures. One provides open shelving under large, mirrored cabinets, while the other frames an internal window that has been cleverly positioned to allow natural light to filter in from the hallway.

The Area

The apartment is located in central Hackney, just to the north of the famous London Fields and to the west of bustling Mare Street. The green spaces of Hackney Downs, Victoria Park and the Regent's Canal path are all within walking distance. 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.

Graham Road is within walking distance from some of Hackney's most popular public green spaces. London Fields is a six-minute walk to the south, and Hackney Downs Park is a 14-minute walk to the north. To the East, Victoria Park is 25 minutes away, and Hackney Marshes is 30 minutes away.



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Less than a minute's walk away, Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground. 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: Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £500 per annum 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”.