

London E5 Sold

Ickburgh Road

This fantastic four/five-bedroom house, with private garden and independent studio apartment (with separate street access), can be found on Ickburgh Road, a quiet, coveted street with no through-access, within easy reach of Stoke Newington and a minute's walk from Clapton Station. Arranged over six levels, with a wonderful oak-framed, glazed extension as its defining feature, the house has been extensively remodelled to a light and volume-enhancing design and now extends to approximately 2,450 sq ft internally.

The house is set back behind a front courtyard with a secure bike store, light-well and steps to the lower and upperground levels. A large living room occupies the baywindowed front of the house, with stripped-wood flooring and ceilings that rise to three meters.







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Oak steps descend to the ground level, where an expansive open-plan room has been extended with soaring, four-metre glazing to the garden and overhead, all set within a lovely framework of natural oak. The kitchen acts as a centrepiece for the space, with bespoke, hand-made cabinetry designed by MSDA Architects offering plenty of storage in addition to integrated appliances and utilities. Beyond the breakfast bar is a sliding pocket door to a guest WC. Flooring is raw concrete across the ground and lower-ground levels, the latter designed to function as an independent studio apartment with its own kitchen, living space and shower room.

Radiators have been eschewed throughout in favour of wall-panel or underfloor heating, all remotely controlled by a NEST system.

An unusually wide staircase ascends to the upper levels, amplifying the sense of space on each landing and within the void. On the first floor are two double bedrooms and an expansive bathroom with natural terracotta tiles and a walkin shower. The master bedroom is set at the front, bathed in light from south-facing bay windows, and has the benefit of its own partitioned dressing room (also plumbed for conversion to an en-suite bathroom).

The second floor is currently arranged as two childrens' rooms. One of these is set within the re-structured roof space, with a fantastic bespoke, in-built mezzanine bed, wardrobe and stairs, designed and built by Jan Hendzel Studios. Between the two bedrooms is an area that has been plumbed for a bath/shower room but could equally be used as a further bedroom, study or dressing room.

In the course of the renovation the house was completely rewired, re-plumbed and chimney stacks re-purposed as housing for a heat-recovery system, which maintains fresh air-quality year-round. The upper levels use wall-panel heating operated by a remote NEST system which also controls the underfloor heating for the lower levels and first-floor bathroom. Windows are double-glazed throughout.

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 fifteen minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an eighteenth-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.





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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.



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".