

# THE MODERN HOUSE



*London E5  
Sold*

## Mothers Square

This light and airy two-bedroom apartment is situated on Mothers Square in Lower Clapton. The apartment has been sensitively renovated by the current owner, an interior designer, who introduced contemporary interventions to create a bright home that is also calm and serene. A neutral colour palette accentuates light drawn in from large sash windows from two aspects and a dark pine floor ties the spaces together cohesively. Mothers Square is a short walk from the cafes and restaurants on Chatsworth Road and the sprawling green space of Hackney Downs Park.

### *The Tour*

Designed by architect Edward Burd in 1990, Mothers Square curves around a gated courtyard. The apartment is situated in a building with an English bond façade, punctuated by a pillar-box-red front door, flanked by Tuscan columns and set behind a low wrought-iron gate. The architectural style is loosely neo-classical, contrasting strikingly with the contemporary interiors.

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Entry is to a generous hallway; on the left is the living and dining room. Here, a pair of sash windows open to balconies that overlook the communal gardens. The balconies are finished with black painted wrought iron balustrades. Dark solid pine floorboards runs throughout the living areas adding drama and a sense of grandeur to the spaces. The walls have been painted a cool grey in 'Blackened' by Farrow and Ball.

The immaculately designed kitchen lies opposite, where pale pistachio cabinetry keeps appliances hidden from view. The cabinets are painted a warm eggshell tone, 'James White' by Farrow and Ball. Open glass shelves run along the wall creating storage space; a Carrara marble countertop and splashback elevate the room. A stand-alone, matching cabinet adds additional storage and frames the west-facing casement windows, which allow the afternoon sun to pour through.

The calming primary bedroom has a triple pane window allows light to flood the room and a built-in wardrobes. The second bedroom has a large window with views of neighbouring gardens and a mature cherry tree.

The bathroom is lined in marble and has mirrored cabinetry and an open shelf above the sink; a frosted window adds a soft glow.

### *Outdoor Space*

Two windows in the living room open out to a pair of cantilevered balconies with wrought iron railings, that overlook the leafy communal courtyard below, where tendrils of jasmines drape over the pergola and seating areas are dotted around.

### *The Area*

Mothers Square is located off Clarence Road, a five minute walk to Hackney Downs and a short walk to the shops, restaurants and bars of Lower Clapton, including Kate Sheridan, Pages of Hackney, legendary natural wine bar P. Franco, Lucky & Joy, and Casey's bakery. The green space of Hackney Downs Park is less than a five minutes walk from the house.

Chatsworth Road is less than ten minutes' walk and offers a lively gauntlet of independent shops, cafes and restaurants such as Pivaz, and specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper.

There are plenty of good pubs nearby, including The Star of Hackney Downs, The Pembury Tavern and The Elderfield. Hackney Downs is directly opposite the apartment and has a wonderful expanse of green space, basketball and tennis courts, picnic spots and an excellent café, refill store and furniture shop in Spazio Leone.

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The closest stations are Hackney Downs and Clapton (Overground). Also within easy walking distance is Hackney Central, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Leasehold Lease Length: approx. 89 years remaining Service Charge: approx. £1940 per annum Ground Rent: Peppercorn Council Tax Band: C



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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”.