

THE MODERN HOUSE



*London E5
Sold*

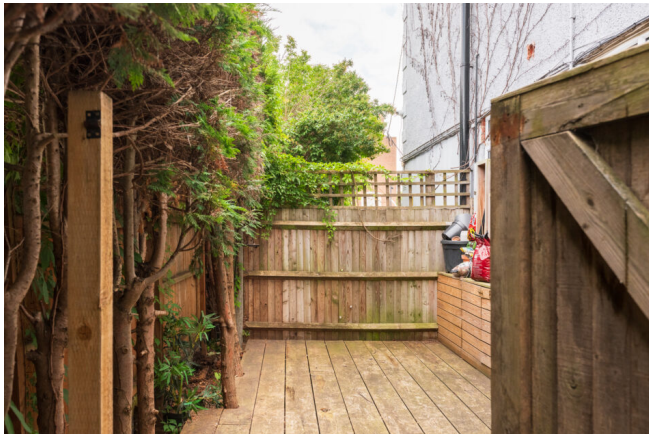
Nightingale Road

This light-filled one-bedroom maisonette occupies the ground and first floor of a grand Edwardian building in upper Clapton. Soaring ceilings and clean architectural lines characterise the internal spaces, where the current owners have introduced inviting pops of colour to enhance the pared-back aesthetic, which prevails throughout. At the rear of the apartment lies a communal decked terraced, perfectly positioned for alfresco dining. Excellently located between Upper Clapton and Stoke Newington, the green spaces of Millfields Park and Hackney Downs are only a few minutes walk away.

The Tour

The apartment is accessed on the ground floor from a separate side entrance, which leads onto a spacious communal hallway. The front door opens directly onto a largely open-plan living, dining and kitchen area, where a large pantry sits adjacent, with plenty of open shelving for easily accessible storage.

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East London, London
Sold

Nightingale Road

The living spaces occupy the entirety of the ground floor. Generously proportioned windows on the rear elevation invite an excellent quality of natural light in the room, while white-washed walls cast further light around the space. Wide-plank oak floorboards add gentle tactility and warmth to the overall palette, while accent walls are painted a bold terracotta and sunny yellow to enhance the room's architectural features. An understated, fully integrated kitchen spans the length of the wall, where a splashback of smart black tiling creates a striking contrast with extensive white cabinetry.

A staircase ascends to the first floor, home to a spacious bedroom and a bright en suite bathroom. Cleverly positioned shelving within the stairwell maximises the sense of volume. A mezzanine level sits at the rear of the bedroom, reached by a ladder, and can easily be configured as a snug or for further concealed storage.

Outdoor Space

A communal decked terrace sits directly outside the living area, accessed via a separate gate. Built-in benches offer plenty of space to sit and enjoy the sun while concealing plenty of storage. Enclosed by mature bushes and shrubbery, this is a quiet, peaceful spot to entertain or eat alfresco.

Area Guide

Clapton is a highly sought-after area of Hackney. The immediate area has a fantastic offering of places to eat and drink, notably Tram Store, Casey's and My Neighbours The Dumplings and Lucky & Joy, on the nearby Lower Clapton Road. Great local pubs include The Crooked Billet and Clapton Hart, both within walking distance. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot.

Chatsworth Road runs north from Homerton to Millfield's Park and Hackney Marshes. It offers a plethora of independent shops, cafes and restaurants, including Leo's, ramen cafe, Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, as is Finks Chats, and a weekly food market occurs every Sunday. Neighbourhood gem, The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Stoke Newington, with all it has to offer, is also only a short walk away.

For green space, Millfields, Abney and Clissold Parks, and Hackney Downs are all within close proximity.

For transport, Clapton Station is only a few minutes walk away and runs fast and regular Overground services to Liverpool Street. Plenty of good bus connections nearby offer routes to the city and West End.

Tenure: Share of Freehold Lease Length: approx. 146 years remaining Service Charge: approx. £1320 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”.