

THE MODERN HOUSE



*London E5
Sold*

Reighton Road II

This fantastic two-bedroom apartment is the result of a skilful collaboration between the current owner and architectural designers Daytrip.studio. Occupying the second and third floors of a house built in 1850, the Victorian interiors have been entirely reconfigured around the organising principles of light and flow, creating a truly modern set of generous living spaces, a short walk from the shops, restaurants and bars of Clapton and Stoke Newington.

The Designers

Founded by Iwan Halstead and Emily Potter, Daytrip is a London-based design studio specialising in architecture and interiors. They create recognisable spaces with a strong understanding of existing architecture and contemporary design. Their design throughout this apartment is artful and generous, with styling by Béton Brut and Modern Art Hire. The result is a beautifully curated set of spaces; an exercise in the use of exceptional materials, techniques and craftsmanship.

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The Tour

Reighton Road is a quiet, tree-lined residential street a short walk from Clapton and Rectory Road Overground stations. It has recently been incorporated into Hackney's low traffic neighbourhood scheme, meaning that it is now a no-through road.

The apartment is accessed on the ground floor of a handsome Victorian residence. The recently refurbished façade features repointed brickwork, repainted grey stucco and a large bay window on the ground floor.

The apartment is accessed via a communal hallway leading up to the first-floor entrance. A staircase leads from here to the first bedroom. Located on the half landing, it has sweeping views to the north over neighbouring houses and gardens. This room is currently set up as a study and is the perfect quiet spot for working from home.

A short staircase with a solid oak balustrade leads up to the heart of the home: an open-plan kitchen, living and dining room. These spaces are wonderfully bright and benefit from windows to the north and south. The kitchen is positioned towards the rear of the plan and is arranged in a linear formation with Caesarstone worktops; Tadelakt, a natural, lime-based waterproof plaster, runs behind the sink along one aspect. This chimes beautifully with 'Slipper Satin' paint by Farrow & Ball, which features throughout the apartment. There are significant amounts of built-in storage space, as well as ovens and an induction hob by Neff, a fridge/freezer and fitted shelving.

The living room occupies the front of the plan on this floor. It is simply set up to capitalise on sunlight from the south-facing aspect, which enters via a large, double-glazed sash window. A bathroom is located next to the living room and has large format limestone tiles underfoot, a full-size fitted bath by Bette, a Lusso Stone sink and a walk-in shower, also finished in Tadelakt.

The third floor is given over to the main bedroom, which is accessed via a staircase with a large picture window that frames rooftop views over Clapton and Stoke Newington. The bedroom itself is spacious and peaceful, with enough space to set up a desk, should home working be required. A south-facing skylight and an additional large north-facing window ensure the room is bathed in natural light. Built-in shelving runs along one wall, while additional storage space can be found in the eaves. There is also an adjoining WC on this floor, as well as further storage on the landing.

Lighting throughout the apartment has been meticulously fitted and sourced by There's Light.



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The Area

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 an excellent selection of cafes, pubs, shops and restaurants including natural wine bar Rubedo, the Spence Bakery, Esters and The Clarence Tavern. The farmers market at Stoke Newington is less than five minutes walk away and runs every Saturday morning.

The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an 18th-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.

The apartment is also in the catchment area for several highly sought-after primary and secondary schools.

For transport, Clapton Station and Rectory Road stations are a short walk away and run 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.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 999 years remaining

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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”.