

THE MODERN HOUSE



*London E8
Sold*

Richmond Road

Overlooking London Fields, this beautiful four-bedroom maisonette on Richmond Road seamlessly blends early Victorian features with bright contemporary design. The house has private gardens at the front and rear, as well as a peaceful garden studio which is perfect for working from home. Interiors have been redesigned in recent years by the current owner in collaboration with Graz Dabal of Slices London to create a calm, contemporary space.

The Tour

The maisonette sits above a lower-ground floor apartment and is accessed via a beautiful private garden at the front of the Victorian building. This has been laid to gravel, interspersed with larger paving slabs laid between low-level plants and shrubs. A seating area has been created at one end, which enjoys uninterrupted views across the green space of London Fields.

THE MODERN HOUSE



Richmond Road

A staircase leads up to a private entrance at the raised ground-floor level. Upon entry, the grand proportions of the house are immediately clear; the hallway, laid with reclaimed hardwood parquet, extends to a glazed door at the rear, allowing views of the back garden from the front door. To one side is a large open-plan kitchen, dining and living room, bathed in natural light through large sash windows at both ends. Parquet flooring in the living room is complemented by an original marble fireplace, high ceilings and original wooden shutters. The kitchen/dining room has encaustic cement tiles underfoot, reclaimed iroko worktops, a large range cooker and a zellige-tiled splashback. Further along the hallway, there is a guest WC and stairs that lead directly to the garden.

The first floor contains two large double bedrooms and a family bathroom. Both bedrooms have fitted wardrobes and wonderful views over London Fields and the back garden respectively. Pine floorboards run underfoot and the rear bedroom has a reconditioned fireplace with exposed brick. The bathroom has zellige tiles and is beautifully bright and airy. Two further bedrooms occupy the top floor, the larger of which has views over the garden, pine floorboards and a fireplace with exposed brickwork. The smaller bedroom has a pitched roof with a skylight and storage space within the eaves.

Outdoor Space

There is a decked area in the back garden, perfect for dining outside in the warmer months, which leads down past a mature snake bark Acer, to the garden studio.

The Area

Richmond Road is perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields's heated lido and tennis courts are a minute's walk from the front door.

There are many fantastic restaurants locally, notably Popham's Bakery, Lardo, Little Duck |The Picklery, Pidgin, and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, and London Fields 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. 62 years remaining (an extension to 187 years is currently underway)



*East London, London
Sold*

THE MODERN HOUSE



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”.