

THE MODERN HOUSE



*London E8
Sold*

Ropewalk Mews

This delightful two-bedroom house is situated on Ropewalk Mews, a private mews off Middleton Road in the Graham Road and Mapledene Conservation Area of Hackney. The living areas are spacious and filled with light, and there is a substantial roof terrace that lies off the first-floor bedroom, with beautiful west-facing views. The home is wonderfully tranquil, as there are no public rights of way in close proximity.

The Building

The house forms part of a terrace of former industrial buildings occupied by Sindall & Co Trimming Manufacturers, who were involved in the manufacture of braiding from 1868 to 1987. They moved to Middleton Road in 1909 when a small, two-storey factory was constructed. The building was subsequently converted into a terrace of residential houses around 25 years ago; the name 'Ropewalk Mews' is believed to be a nod to their former use.

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Ropewalk Mews

The Tour

The mews is accessed through a secure wrought-iron gate that opens into a shared, covered courtyard and post area. This leads to a verdant pathway used solely by residents of Ropewalk Mews. The home is situated at the end of the path, which wraps around the perimeter of the ground floor; a private section of the path on the southern boundary can be accessed from the living room via glazed Crittall doors. The path has been planted with pots and climbing shrubs, ensuring a verdant outlook from all aspects.

The ground floor is home to a spacious living room with timber floors and white walls. Light streams in through triple-aspect Crittall windows, brightening the neutral palette, while a kitchen area lies off the main living space. There is a room in the eastern corner that is currently set up as a double bedroom but could easily be put to alternate use.

A spiral staircase ascends from the living area to the first floor, which has a vaulted ceiling and is given over almost entirely to a spacious bedroom. An oak veneer wall rises from the head of the bed to ridge height, behind which a shower, WC and walk-in wardrobe have been created. The western wall of the bedroom comprises full-width, glazed sliding doors, which open to a large, timber-decked, west-facing terrace.

Outdoor Space

The west-facing roof terrace has slatted timber screening to the three external sides, with sliding doors to the bedroom forming the eastern boundary. It enjoys magnificent and expansive tree studded views over the mature gardens of Albion Drive, Middleton and Malvern Roads

The private path leading to the house is planted along its length, as is the sole use wrap-around section of the path, which creates green views from the three ground floor aspects.

The Area

Ropewalk Mews is perfectly situated for the best that Dalston, De Beauvoir and London Fields have to offer. London Fields's heated lido and tennis courts are a 10-minute walk from the front door, as is the neighbourhood hub of Broadway Market, home to artisanal business selling great produce. There are many fantastic restaurants locally, notably Popham's Bakery, Lardo, Little Duck|The Picklery, Pidgin, and Violet Cakes. Weekly markets take place at Victoria Park, with a 10-minute walk away and the Regent's Canal Path close by. 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.

Haggerston station (London Overground) and London Fields station provide convenient access to the City, West End and Canary Wharf. Dalston Junction is also within easy walking distance.

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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”.