

THE MODERN HOUSE



*London E5
Sold*

Sewdley Street II

Cleverly renovated by the current owners, this wonderful five-bedroom house in Clapton employs a tactile combination of clay and micro cement to bring new life to its voluminous Victorian proportions. A garden flows seamlessly from the open-plan kitchen and living space, while a roof terrace has far-reaching views of the city. The home is within easy walking distance of the independent shops of Chatsworth Road, as well as the popular Millfields Park and Hackney Marshes.

THE MODERN HOUSE



Sewdley Street II

The Tour

The house's classic Victorian façade is characterised by London stock brick, white stucco detailing and two large bay windows, that belie the contemporary interiors that lie within. The house has two access points; on the raised ground floor or the lower-ground floor. The latter opens to a cleverly designed open-plan kitchen, dining and living room. Here, clay plaster walls blend with polished concrete floors, a stainless steel oven and concrete and marble worktops to create a thoughtful and industrial finish. The bay window at the front of the room combines with the floor-to-ceiling glazing at the rear of the plan and skylights, meaning light easily flows around the space.

A wrought-iron staircase rises to the upper ground floor, with two double bedrooms, a bathroom and a utility room. The airy bedroom at the front of the plan is brilliantly bright care of a large bay window dressed in plantation shutters. The second occupies the footprint of a former terrace and, as such, has beautiful views over the garden.

In the family bathroom, pine envelops the edge of the bath, contrasting wonderfully with the bright green ceramic tiles on the walls. In the laundry room on the raised ground floor, utilities are concealed within dark stained cabinetry, topped with pine.

The first floor is home to the primary suite. Finished with dark oak floorboards and whitewashed walls, light takes centre stage here. There are built-in wardrobes in the bedroom, with open shelving in the space between the bedroom and bathroom to create a dressing area. In the bathroom, concrete and a frameless glass screen form a walk-in shower, while smooth clay and ceramic tiles continue the tactile finish. The other double bedroom on this level is currently configured as a gym and laid with black rubber flooring.

The second floor is given over entirely to an en suite bedroom. The micro cement underfoot and lime wash on the walls echo the kitchen, creating clever cohesion. Floor-to-ceiling pine windows frame views of tree canopies and neighbouring rooftops. A door on the second-floor landing, as well as a window in this bedroom, opens to a private terrace.

The garden studio is fitted with plumbing, skylights and electricity; currently used as a workspace, it would also make excellent guest accommodation.



East London, London
Sold

THE MODERN HOUSE



*East London, London
Sold*

Sewdley Street II

Outdoor Space

Glass doors open from the kitchen to a landscaped garden. A brick terrace has been levelled, ensuring it flows from the kitchen seamlessly; it has a built-in wooden bench made from reclaimed timbers, a barbeque and a pizza oven, making it perfect for alfresco dining. An olive tree offers shade and fruit in the late summer while climbing jasmine is beautiful and fragrant. Beyond, steps lead to a lawn framed by mature specimen trees, eucalyptus and a large fan palm. It is flanked by deep flower beds featuring ferns, jasmine and cordyline.

The decked roof terrace leads off the top-floor stairwell. It has far-reaching views west and plenty of space for a table, chairs, or sun lounger.

The Area

The area has a fantastic offering of places to eat and drink, notably Tram Store, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. Plenty of good pubs are nearby, including The Pembury Tavern, The Elderfield and The Spread Eagle, London's first vegan pub. The weekly food market on Chatsworth Road is easily reached, as well as its array of independent shops, cafes and restaurants, such as Jim's Cafe, and specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. The 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.

Sewdley Street is excellently positioned for access to green open spaces; mature plane and elm trees line the avenues of Millfields Park at the end of the street; Hackney Downs is a 15-minute walk west and offers a beautiful expanse of green space and tennis courts open to the public, and the wide open spaces of Hackney Marshes are a mere five-minutes walk from the house.

For transport, the home is equidistant between Clapton and Homerton stations, which offer Overground lines to Stratford, Highbury & Islington and Liverpool Street. There are also regular bus services within walking distance that run into central London in about 40 minutes.

Council Tax Band: E

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”.