

THE MODERN HOUSE



*London E5
Sold*

Sewdley Street

This exemplary converted Victorian warehouse lies on Sewdley Street, next to Millfield Park and close to the green expanse of Hackney Marshes. It was recently the subject of an extensive renovation and extension care of Giles Pike Architects, who employed a sleek palette of brick, concrete, steel and wood to create a series of expansive spaces that reach over 2,300 sq ft internally. The house is discreetly set behind a patio at the front that catches the morning light, and has a south-facing walled garden to the rear.

The Tour

Sewdley Street is a quiet, residential street in the heart of Lower Clapton. This house has a distinctive façade, set amongst its traditional neighbours, with a series of slipped boxes in brick, glass and zinc that form an imposing contemporary silhouette. The building was originally a workshop and its most recent iteration brings together previous extensions to create an impressive home, defined by its use of industrial materials and large expanses of glazing that throw light across the beautiful original brickwork.

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The front door opens onto a glazed lobby, behind which is an impressive open-plan living area and kitchen that extends all the way through to the paved rear garden in an utterly seamless plan. Giles Pike Architects removed several walls during their renovation to create this space, which is grounded by polished concrete floors and enclosed by exposed brick walls. The structural frames remain visible, framing the space and harking to the home's history.

The ground level was lowered to allow the concrete floor to extend straight out to the garden, for easy indoor-outdoor living while creating a sense of flow. The kitchen is sleek and contemporary, with a large island, discreet cabinetry and plenty of storage space. Full-height glazed sliding doors at both ends open the room to the gardens and allow copious amounts of natural light in, with large skylights inviting further light to flood through.

The current owner has set up an office area adjacent to the kitchen at ground floor level; however, this could easily be reconfigured as a second bedroom. A brilliantly bright space, it has three large skylights above; one wall has been painted dark blue, picking up on the use of the colour elsewhere in the house.

A three-storey concrete wall connects the three floors; this was cast in situ and arguably characterises the plan, as noted by the architects: "From drawing a diagonal line on a floor plan, the wall has become both a structural and visual element and is the driving force of the scheme." Against this backdrop, a striking set of steel stairs with open timber treads ascend to the first-floor landing, home to a library and a reception room beyond. This has handsome wooden floorboards in reclaimed oak, which complement the exposed brick walls. Crittall-style windows and internal glazing create a sense of volume and light. The current owner uses the rear of the room as an office, which overlooks the garden below; a suspended fireplace forms the centrepiece.

The main bedroom can be found on the top floor. This has the same reclaimed oak floors and is illuminated by large sliding glazed doors. An en suite bathroom lies adjacent, with a large bath and a separate, equally generous shower.

Outdoor Space

There are paved gardens at both the front and rear of the house, creating a wonderful sense of flow to the plan. The rear garden has plenty of space for a seating area and is perfect for alfresco dining or evening drinks. It is accessed via full-height sliding doors and framed by slats of timber painted a smart navy blue. Raised borders of gravel run around two edges of the perimeter and provide plenty of opportunity for future planting.

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The Area

Nearby Chatsworth Road offers a lively gauntlet of independent shops, cafes and restaurants such as Jim's Cafe, and specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. Clapton itself is home to legendary wine bar P. Franco, as well as numerous other coffee shops, cafes and bars. There are plenty of good pubs nearby, including The Pembury Tavern, The Elderfield and The Spread Eagle, London's first vegan pub. Hackney Downs is a short walk from the apartment and offers a wonderful expanse of green space and tennis courts open to the public.

Sewdley Street is equidistant between Clapton and Homerton stations, which offer Overground lines to Stratford, Highbury & Islington and Liverpool Street.

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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”.