

London E5 Sold

## **Wattisfield Road**

This beautiful four-bedroom Edwardian house with a private garden is on Wattisfield Road, a quiet residential street overlooking Millfields Park in Clapton. It was the subject of a substantial renovation and extension in 2016 that reimagined the space to create a set of open living spaces arranged across three floors. Wattisfield Road is a nothrough road that runs parallel to the bottom of Chatsworth Road and Millfields Park, characterised by terraces of Edwardian houses, many of which have been modernised. This particular house presents a typically Edwardian façade with its large bay window, red brickwork and solid oak door with stained glass.







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The Tour

The ground floor living spaces form the heart of the home and make clever use of the considerable proportions of the house. To one side of the entrance hall, there is a sunken living room, located below the front bay window and bathed in natural light. This is a wonderfully private space with beautiful uninterrupted views over the park. There is a stone hearth and an exposed brick chimney breast, within which sits a wood-burning stove. There is also a guest WC underneath the staircase, leading to a small cellar, and a cloakroom on this floor.

Beyond the living room, towards the rear of the plan, there is a large open-plan kitchen and dining room with an adjoining snug. Engineered oak floorboards run underfoot and there is a built-in speaker system throughout. The kitchen is configured around a large island with quartz worktops; it has integrated Siemens appliances and an adjoining utility room. A large set of glazed doors slide open onto the garden and patio, which face south-west so are not overlooked by any neighbouring properties.

The first floor comprises three bedrooms and a large family bathroom. The largest of the bedrooms is en suite and overlooks the garden at the rear, while the two smaller bedrooms have bay windows and overlook the park and playing fields in front of the house. As well as a large bath, the bathroom has a shower decorated with curved mosaic tiles.

A substantial main bedroom suite occupies the second floor, which was created during the recent extension. This is a sanctuary of calm, accessed via a beautiful bespoke wooden staircase. There is a walk-in dressing area and an en suite shower room with cement tiles, underfloor heating and air conditioning. Skylights draw natural light across the floor, while large windows at the rear offer rooftop views over the neighbouring terraces.

#### The Area

Wattisfield Road is one of the finest residential terraces in this coveted corner of northeast London. With its incredible position overlooking two parks, at the bottom of Chatsworth Road Market, it has a wonderful village-like atmosphere. There are fantastic places to eat and drink, notably P. Franco, Casey's bakery, Born Drippy coffee shop and My Neighbours The Dumplings on nearby Lower Clapton Road. Local favourite The Clapton Hart is just across the road. There is a weekly food market on Chatsworth Road, which is home to 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. A short walk to the west is Stoke Newington.

There are bountiful open spaces and parks nearby. Local Millfields Park connects Hackney Marshes to the south and Lea Valley Park and Walthamstow Marshes to the north.

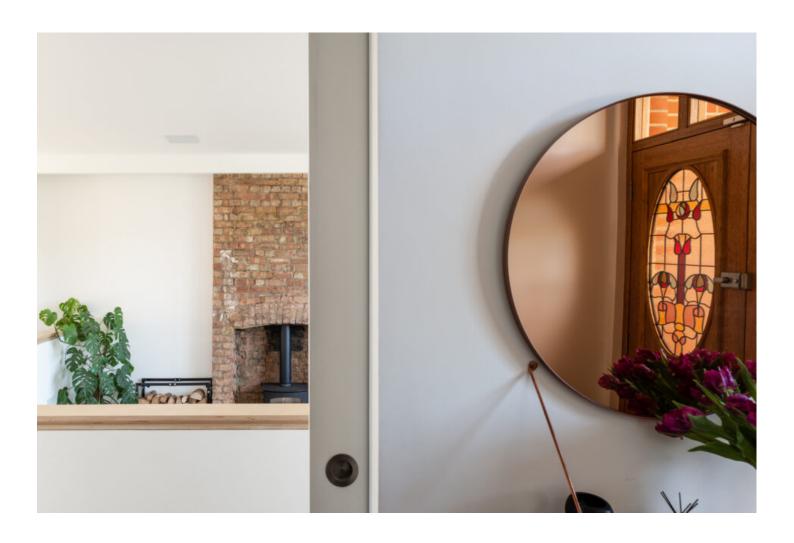




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It is an eight-minute walk to Clapton Station for London Overground services. There are good bus connections and cycle paths that run south towards Liverpool Street.



## **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".