

THE MODERN HOUSE



London E8
Sold

Wayland Avenue

This sensitively renovated two-bedroom Victorian maisonette is located on the peaceful Wayland Avenue, a quiet no-through road within the heart of Hackney. A serene, neutral palette prevails, combined with pared-back natural materials, beautifully highlighting the period origins of the building. The apartment is excellently located close to the independent restaurants and cafes of Dalston and London Fields, with Hackney Downs park just minutes away.

The Tour

The apartment sits on a traditional Victorian terrace, the building easily differentiated by its unusually pitched roof. Black-painted timber-framed sash windows contrast with its yellow stock-brick facade and white stucco. The apartment has its own private street-facing front door and entranceway, accessed from the raised-ground floor via a short set of stairs. This opens onto a spacious hallway with sisal carpet and plenty of room for coat hooks and storage. From here, a staircase ascends to an immaculate bathroom, predominantly clad in Moroccan Zellige tiles.

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The living, dining and kitchen spaces unfold across the second floor. Wide-plank oak herringbone flooring flows throughout this level, adding a touch of warmth against the off-white walls. The dual-aspect nature of this open-plan room allows an excellent quality of natural light to be drawn through. The front of the apartment is orientated to the west and, thus, receives the best of the evening light. A wood burner sits neatly within the hearth.

A simple, fully-integrated kitchen lies to the rear, with sleek olive green cabinetry and brass fixtures chiming harmoniously against the wooden work surfaces. There is a large enamel sink and plenty of open shelving for easily accessible storage.

A staircase sits below a large sash window and ascends to the top floor, where two double bedrooms lie. The main bedroom has uninterrupted views across East London and St Mark's church. Bespoke cupboards have been cleverly positioned within the eaves to maximise storage, and the current owners have carefully retained and stripped back floorboards throughout this level.

The Area

Wayland Avenue is excellently located between Lower Clapton and Dalston, two bustling areas of Hackney, home to an extensive range of pubs, cafes and independent shops.

There are many fantastic restaurants locally, notably Casa Fofo, Lardo on Richmond Road, the recently opened Angelina's and Little Duck the Picklery on Dalston Lane, and Pidgin and Violet, and the eponymous Wilton Way Deli on Wilton Way. Lower Clapton is also home to the legendary natural wine bar P. Franco, Lucky & Joy, and Casey's bakery. There are many excellent pubs and bars in the area, including The Spurstowe Arms and Three Sheets.

For Green space, Hackney Downs is a few minutes walk away, and London Fields, with its heated lido, is a ten-minute walk to the south. Broadway Market is renowned for excellent places to eat and drink and hosts a popular food market on Saturdays. The famed Columbia Road Flower Market is also close by.

Hackney Downs Overground is only a few minutes from the apartment and offers direct lines to Liverpool Street. Hackney Central is an 11-minute walk and runs direct services to Stratford and Highbury & Islington.

Tenure: Share of Freehold Lease Length: approx. 62 years (the current owner is in the process of extending the lease to 999 years) Council Tax Band: C



*East London, London
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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”.