

THE MODERN HOUSE



London E5
Sold

Cricketfield Road II

This excellent two-bedroom apartment is positioned on Cricketfield Road, a quiet residential street, a short walk from Hackney Downs. The apartment has been entirely renovated in recent years, opening out the plan and promoting the flow of light and life through the internal spaces, out onto a courtyard garden at the rear.

Access is gained at lower-ground level, via a beautiful, compact front garden with tiered planting. The facade of the former Victorian townhouse retains its bay window on this level, drawing in light at the front of the plan. A master bedroom is positioned to one side of the entrance hall and offers the mainstays of Victorian interior design namely, sash windows configured in a protruding bay, original wooden shutters and an original fireplace.

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The apartment's hallway has oiled-oak floorboards underfoot and runs the length of the plan, through to a kitchen, living and dining room, configured in an open-plan arrangement. The hallway wall curves elegantly through these spaces, guiding the eye smoothly in the heart of the apartment. Bookshelves and separate integrated storage spaces have been subtly fitted on either side of the chimney breast.

Timber glazed doors open out onto a stepped courtyard garden at the rear, allowing life to spill outdoors in the warmer months. There is a raised gravel area with space for chairs and a table, while a mature wisteria winds its way over the steel staircase of a neighbouring apartment, establishing a wonderful sense of calm.

A kitchen with white Corian worktops has been configured against the far side of the plan. It has simple blue-tile splashbacks, which introduce a gentle element of colour to the palette in these spaces. Beyond, there is a pantry with built-in shelving and a guest bedroom which the current owners have been using as a home office. There are glazed doors from the pantry out to the garden and from the bedroom, out to a further, smaller outdoor space. These spaces are each wonderfully bright and allow the apartment to function privately for working at home, or in a more open, entertaining capacity.

Cricketfield Road is well-located among the quieter residential streets of Lower Clapton, between the green spaces at Hackney Downs to the west and Chatsworth Road Market to the east.

Chatsworth road runs north from Homerton to the green fields of Clapton and Hackney Marshes and offers a lively gauntlet of independent shops, cafes and restaurants such as Jim's Cafe, and specialist suppliers L'epicerie, London Borough of Jam and Hackney Draper. Clapton is home to legendary wine bar P. Franco, as well as numerous other coffee shops, cafes and bars.

Hackney Downs is less than five minutes' walk from the apartment and offers a wonderful expansive green space with tennis courts open to the public. The local pub, The Star at Hackney Downs, is at the end of the road. Less than ten minutes' walk away is The Pembury Tavern and the cafes, shops and restaurants of Wilton Way.

The closest stations are Hackney Downs and Hackney Central offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 92 years remaining Service Charge: approx. £136 per annum Council Tax Band: C

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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”.