

THE MODERN HOUSE



London E5
£750,000 Share of Freehold

Brooke Road

Positioned on Clapton's peaceful Brooke Road, this three-bedroom maisonette is awash with light. Occupying the top two floors of a traditional Victorian terrace, the flat is defined by unusually wide proportions that provide a generous canvas for the contemporary interventions throughout. Nearby are the much-loved bars, restaurants and delis of Clapton, Stoke Newington and Dalston.

The Tour

The entrance to the maisonette is on the ground floor, where stairs ascend to the upper floors of the house. The first floor is home to the main living areas, as well as a beautiful bedroom at the rear and a family bathroom; the loft conversion above houses a spectacularly bright bedroom with an en suite, plus an office/single bedroom.

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The living areas have been sensitively redesigned to feel open yet defined, with the kitchen/dining area at the front of the plan seamlessly flowing around a corner to a snug behind. Three enormous south-facing windows flood the kitchen with light, illuminating a series of handmade concrete worktops, Valchromat cabinetry and osmo-oiled floors. A tiled splashback creates material contrast, while the dining area opposite is beside the original Victorian fireplace. Behind, the living nook is characterised by a wall of full-height wardrobes painted in a striking, chalky blue by Annie Sloan.

The bedroom on this floor has a wonderful sense of volume, with the roof opened up to expose the pitch of the ceiling and the supporting beams. The walls are painted a pale green by Francesca Paints, creating a calm sleeping environment. Adjacent, the bathroom uses a confident palette of mustard yellow walls, terracotta floor tiles by Fired Earth, and a striking green-tiled shower by Bert and May. The scheme is completed by a red-and-white-grained marble shelf above the sink; there is also a large bath.

A spiral staircase rises to the loft conversion, allowing the flow of light to continue around the plan. Windows extend the length of the wall, welcoming light into the space; the en suite has been fitted with pink sanitaryware that creates a wonderfully retro aesthetic. There is also a single bedroom on this level, which is presently used as an office.

Outdoor Space

The maisonette has access to a shared front garden; the current owners say it makes an excellent spot to sit and watch the world go by on a sunny day.

The Area

Brooke Road is a 20-minute walk from Chatsworth Road, which offers a lively gauntlet of independent shops, cafés and restaurants such as Jim's Cafe and specialist suppliers L'Epicerie 56, 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. There are plenty of good pubs nearby, including The Star of Hackney Downs, The Pembury Tavern and The Elderfield.

The maisonette is also conveniently positioned for all the amenities of Stoke Newington and Dalston. The Jolly Butchers pub nearby is something of a local institution, specialising in craft beer and excellent pub food. Church Street is around 15 minutes away and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

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Hackney Downs is around an eight-minute walk away and offers a wonderful expanse of green space and tennis courts open to the public. Abney Park and Cemetery is a 13-minute walk, while the larger green space of Clissold Park and Hackney Marshes are slightly further afield.

The closest station is Rectory Road (Overground). Also within easy walking distance are Clapton, Hackney Downs and Hackney Central, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Share of Freehold Lease Length: Approx. 996 years remaining Service Charge: n/a Ground Rent: n/a 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”.