

THE MODERN HOUSE



London E5
£550,000 Leasehold

Clarence Mews

Positioned on a quiet mews in the heart of Clapton, this one-bedroom apartment exemplifies a thoughtful approach to contemporary design. Open-plan living spaces are flooded with light and open directly to a private terrace, creating a connection with the outdoors, with a peaceful bedroom tucked to one side. The apartment is minutes from a variety of excellent bars, restaurants, cafés and green spaces.

The Tour

Discretely hidden at the top of Clarence Mews, the entrance to the building is through a smart gold gate. This apartment is positioned on the first floor, where a front door opens to a generous hallway with coat hooks.

The main living spaces are entirely open-plan, allowing for versatile furniture arrangement. The current owners have the living room positioned directly in front of glass doors that open to the terrace, and the dining area on the other side – also in front of a wall of glazing, making it a similarly bright space. Engineered oak flooring with underfloor heating extends throughout.

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The kitchen, on the left of the plan, is a pared-back space. Matt grey cabinetry with discreet cut-out handles creates a sleek silhouette. New built-in appliances include a Bosch oven, a fridge/freezer, a dishwasher and a combination washing machine and dryer. A workbench along one wall allows for sociable cooking whilst entertaining, and with the glass doors to the terrace open in summer to create an almost Mediterranean atmosphere.

In the far corner of the plan lies the bedroom, a wonderfully peaceful space with simple white walls and the same engineered oak flooring.

There is also communal bike storage in the building.

Outdoor Space

The apartment has a charming, private terrace which receives plenty of sunshine throughout the day due to its west-facing position. There is ample space for a seating area, making it ideal for alfresco dining, morning coffees and evening drinks.

The Area

Chatsworth Road is a 10-minute walk from Clarence Mews and runs north from Homerton to the green fields of Clapton and Hackney Marshes. It offers a lively gauntlet of independent shops, cafés and restaurants, including specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. Clapton is home to legendary wine bar 107 (formerly P. Franco), as well as numerous other coffee shops, cafés and bars. There are plenty of good pubs nearby too, including The Pembury Tavern and The Elderfield.

We've written about more of the area's wonderful spots in our residents' guide to Hackney Downs and Clapton.

Hackney Downs is less than a five-minute walk from the apartment and offers a wonderful expanse of green space and tennis courts open to the public. Slightly further, but still within walking distance, are Hackney Marshes, London Fields and Victoria Park.

The closest stations are Hackney Central and Hackney Downs, running Overground services to Stratford, Highbury & Islington and Liverpool Street respectively.

Tenure: Leasehold Lease Length: 121 years remaining
Service Charge: Approx. £1,500 per annum Ground Rent:
Approx. £500 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”.