

THE MODERN HOUSE



London E5
£1,600,000 Freehold

Glyn Road

This five-bedroom house in the heart of Lower Clapton has undergone an exemplary renovation in recent years. A collaboration between the owners and Yellow Cloud Studio has seen the creation of an immaculate rear extension, adding to the already generous footprint of the home. There is a sizeable rear garden too, with the larger green spaces of Hackney Downs a short walk away.

The Tour

Positioned mid-terrace on the peaceful Glyn Road, the house is set behind a front garden and the borough's traffic calming measures minimise through traffic along this section of the street. The front door opens to a wide hallway with original cornicing and access to a large cellar.

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At the front of the plan is a double reception room, where the original pine floors have been carefully restored along with the decorative tiled fireplace. Intricate cornicing, also original, extends around the upper section of walls painted in Farrow & Ball's 'Skimming Stone'. A corner of bookshelves is positioned at the rear, next to a striking capsule-shaped window that looks down to the extension below through a long skylight. It opens into the kitchen, fostering a sense of flow between the two spaces; its oak frame also creates a feeling of continuity by preempting the use of the wood in the extension beyond. With a tall bay window opposite, the internal glazing adds to the room's airy feel.

Seven steps descend to the lowered extension. Here, polished concrete floors sit against limewashed brick walls and bespoke oak cabinetry. A skylight runs the length of the extension and down its façade, forming a garden lookout for the oak-lined reading nook. There is a dining area with built-in bench seating that neatly conceals storage.

The large kitchen is formed of bespoke oak cabinetry and a black terrazzo island inlaid with oversized chunks of colourful aggregate, and a subtle BORA cooktop. Bert Frank pendants hang from overhead and a splashback of 'Confiserie Blush' tiles by Claybrook completes the scheme. At the rear, bi-fold doors open to the generous, private garden beyond.

The first floor has three large bedrooms, one currently used as an office. The main bedroom is positioned at the front of the plan and is characterised by a wall of built-in oak wardrobes, two sash windows and an original cast-iron fireplace. The bedrooms share a family bathroom, beautifully finished with terrazzo floor tiles and a Kast concrete sink.

Two further bedrooms are situated on the top floor. The larger of the two is flooded with light that enters through a large window, which frames views over neighbouring gardens and towards the Olympic Park. There is plenty of storage within the adjoining eaves as well as an en suite with a built-in bath.

The large basement houses laundry facilities, wine shelves and excellent storage space.

Outdoor Space

The house has a beautiful rear garden that extends from the kitchen, a seamless continuation of the indoor spaces. The patio has the same flooring as the kitchen, visually aiding this sense of flow; from here, a long lawn with raised beds and planting around the edges unfolds.



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The Area

Glyn Road is brilliantly located in Lower Clapton. The much-loved Chatsworth Road is a few minutes walk away and has a lively gauntlet of independent shops, cafés and restaurants, such as Pivaz and specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. The street comes alive every Sunday with the Chatsworth Road Market.

Glyn Road is also a 10-minute walk to Hackney Downs and a short walk to a fantastic selection of shops, restaurants and bars, including Kate Sheridan, Pages of Hackney and bakery Casey's. There are plenty of good pubs nearby, including The Star by Hackney Downs, The Pembury Tavern and The Elderfield.

The greenery of Hackney Downs Park is a 10-minute walk from the house, with the larger green spaces of Hackney Marshes around the same distance away in the other direction. Victoria Park and London Fields are within easy reach.

The closest stations are Homerton and Hackney Central, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street. Clapton and Hackney Downs Overground are both also within easy walking distance.

Council Tax Band: D

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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”.