

THE MODERN HOUSE



London E9
£1,125,000 Freehold

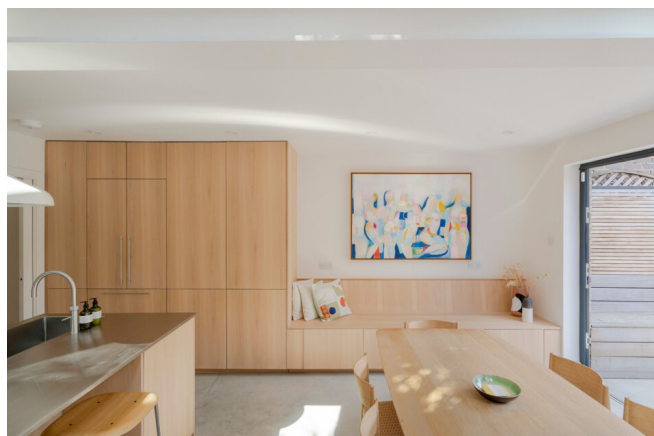
Hassett Road

Occupying a peaceful position at the end of a handsome Victorian terrace is this beautifully renovated three-bedroom house in Homerton. Subject to a considered redesign in recent years, the interiors are defined by a subtle combination of materials including smooth concrete and American grey elm that create a sense of tranquillity throughout. A spacious, immaculately landscaped garden with leafy evergreen borders unfolds from the kitchen. The popular Chatsworth Road, with its plethora of independent shops and restaurants, is a few minutes away; several lively green spaces are also nearby, including Victoria Park.

The Tour

Punctuated by a stucco-dressed bay window, the house sits at the end of the terrace, set back from the pavement behind a low parapet wall and neat, wrought iron fencing. Monochrome patterned tiles lead towards the front door, painted a soft pink with brass fixtures.

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The living space lies adjacent to the front door, accessed via a long corridor where intricate cornicing lines the ceiling. The current owners have carefully retained the pine floorboards, which add a touch of warmth against the off-white walls. The bay window, still with its original box shuttering, provides the main focal point here, whilst illuminating the room with an exceptional quality of natural light.

The kitchen and dining room flow seamlessly at the rear, grounded by smooth swathes of concrete warmed by underfloor heating. The bespoke cabinetry was handcrafted in American grey elm by Holte, immediately recognizable through its distinctive grain and topped with stainless steel worksurfaces. Further cabinetry lines the length of the wall, concealing a pantry before stepping down to form a built-in bench with further storage. All appliances are by Bosch and there is a Quooker hot tap. Next to the kitchen is a separate cloakroom with a utility area and WC, which also has further storage.

Three double bedrooms sit on the first floor alongside a sizeable bathroom. Bespoke cabinetry continues within the main bedroom with full-height wardrobes and integrated vanity. Two large sash windows overlook the quiet street below while allowing natural light to pour deep into the plan. The adjacent bedroom also has an original fireplace while the rear bedroom has been painted a deep moss green and is currently configured as an office. Neutral carpet runs throughout this floor, save for the bathroom, which is largely executed in large porcelain tiles with contrasting black-matt fixtures and a large walk-in shower.

There is also a basement under the stairs with plenty of additional storage.

Outdoor Space

The garden has been carefully levelled with the kitchen at the rear to create a beautiful sense of flow between indoors and out; grey-framed bifold doors slide open to emphasise this wonderful sense of extension to the internal plan. Enclosed with a cedar-slatted fence, neatly planted borders line the perimeter with a broad variety of perennial and evergreen plants including fig trees and jasmine. Built-in seating doubles as storage, while hidden lighting illuminates the space in the evening.

The Area

Hassett Road is within easy reach of the best of Homerton, Clapton and Victoria Park, including Chatsworth Road, which runs north of Homerton High Street. It offers a lively gauntlet of independent shops, cafes and restaurants, such as Shanes and Leo's, and specialist food suppliers Lepicerie and Organico. There is an excellent Sunday market and several good pubs in the area, such as The Kenton, The Elderfield, Adam & Eve and The Spread Eagle, London's first vegan pub. Neighbourhood gem The Castle Cinema is independently crowdfunded and screens features, as well as classic and contemporary art house films.

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Hassett Road is also within easy walking distance of the ever-popular lush greenery of Victoria Park, London Fields and Well Street Common.

The area has a quiet, almost village-like feel as a result of its proximity to Victoria Park, the canal and various farmer's markets. Victoria Park Village has some brilliant food shops, including The Ginger Pig butcher and fishmonger Jonathan Norris. Weekly stalls take place at Victoria Park and Well Street, and nearby Broadway Market has many excellent places to eat and drink; it also hosts a food market on Saturdays. There are many fantastic restaurants locally, such as Lardo, Pophams and Elliots, close to London Fields, along with Pidgin, Cornerstone, Casa Fofo, and The Grand Howl on Well Street, which serves fantastic coffee.

Hackney Wick, with its popular canal and restaurant scene is also within walking distance. The local stalwart Crate brewery and pizzeria is a great relaxed hang-out, as is The Library of Things, an excellent spot to borrow tools and other household equipment.

The house is a five-minute walk to Homerton, with Hackney Central and Hackney Downs near, but slightly further afield. Both offer Overground lines to Stratford and Highbury & Islington, while Hackney Downs runs direct services to Liverpool Street.

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”.