

THE MODERN HOUSE



*London E9
Sold*

Morpeth Road

Morpeth Road is positioned on the tranquil northern edge of Victoria Park in Hackney. This innovative two-bedroom maisonette was conceived as part of the Crown Estate, designed by John Spence & Partners in the 1960s and 70s. The home is one of only a few on the estate arranged with voluminous split-level living spaces, a private garage directly adjacent and a large walled garden.

The Crown Estate is a well-regarded modernist development, renowned for its sharp angular glazing and its wonderful tiered-brickwork exterior. The interiors here have been sensitively renovated, preserving the best original features including exposed beams across soaring double-height ceilings, an open-tread staircase and five-finger parquet. These resonate with contemporary interventions to result in a series of cohesive spaces.

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Surprisingly modest from the outside, entry to the house is adjacent to the demised garage, through a hallway leading from quiet Morpeth Road. Inside, a spacious lobby with direct access to the garden leads into the living spaces. Spence employed an incredibly clever use of space in this plan. The living room is set to open directly through huge bi-folding doors to the garden, while the kitchen is on the upper level allowing simultaneous separation and interaction between the two. The garden is a perfect sun-trap, south-facing and functioning as a wonderfully private outdoor room.



This house illustrates Spence's deft use of light and angles, that is particularly admired on this estate. An overwhelming sense of volume here serves to create wonderfully serene and flexible spaces both inside and out.

Upstairs the kitchen has been newly fitted with matte-black cabinetry and tiles by Bert & May. A row of clerestory windows above draws light into the plan. From here lead two equal-sized bedrooms, one of which has a small en-suite bathroom. The family bathroom is also on this level and has access to eaves storage space.



The estate is positioned on the very edge of Victoria Park. Just before the London Olympics in 2012 the park underwent a huge £12million regeneration scheme. Home to the Pavilion Café, it also has a boating lake, children's playgrounds and football, cricket and tennis pitches.

Victoria Park Village has a wonderful local food and drink scene that is loved by locals, with Ginger Pig butchers on Lauriston Road, Bottle Apostle, Jonathan Norris Fishmonger's and the Victoria Park market every Sunday. The excellent E5 Bakehouse and the many shops, restaurants and pubs of Broadway Market and London fields are only a little further afield.

Morpeth Road is well served by 'good' and 'outstanding' primary and secondary schools, including Lauriston Primary School and Mossbourne Victoria Park.

The closest stations are London Fields and Cambridge Heath, both of which run services to Liverpool Street in approximately ten minutes. Bethnal Green tube station is a 20-minute walk away and connects citywide via the Central line and Overground services.

Tenure: Share of Freehold Lease Length: approx. 993 years remaining Service Charge: approx. £1,539 per annum, including: buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, sinking fund Parking: Residents parking on the estate Council Tax Band: D

*East London, London
Sold*

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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”.