

THE MODERN HOUSE



*London E8
Sold*

Navarino Road IX

Excellent positioned on the popular Navarino Road, this two-bedroom split-level apartment is characterised by exemplary attention to detail throughout. Recently renovated by the current owner in collaboration with architects Russian For Fish, the contemporary home uses an impeccable palette of materials to create serene, considered spaces that are wonderfully versatile. A southwest-facing garden extends to the rear of the apartment, ensuring a seamless sense of flow between indoors and out. London Fields and Broadway Market are both within easy walking distance.

We've written about life in this apartment in more detail.

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East London, London
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Navarino Road IX

The Architect

Russian for Fish is an award-winning young architectural practice based in London that has built a reputation for elegant, playful simplicity, characterised by minimal materials and a human touch. With projects throughout the UK, Russian For Fish's work spans renovations, new builds, exhibition design and product design, and has earned them inclusion in the Architecture Foundation's publication, *New Architects 3*.

The Tour

Entrance to the apartment is down a discreet passage, which extends along one side of the traditional Victorian house. The path is lined with mature bushes and shrubs, creating a peaceful, almost hidden approach to the apartment below. Stairs descend to a communal outdoor area, where this apartment's private garden is shielded by a wall of London stock brick and lateral wooden slats. A gate set within the wall opens immediately to the garden, with the apartment itself accessed directly through the contemporary extension here.

The main living spaces lie at the front of the plan on the lower-ground floor and can be easily opened up to the garden beyond through a full wall of sliding glazed doors that simultaneously welcome light in. The dining area is currently arranged immediately in front of these doors, although the versatile plan would suit a variety of layouts. Grey porcelain tiles clad the floor, creating a pared-back palette that allows the architectural features of the apartment to shine; underfloor heating has been introduced throughout.

Behind the dining area is a cosy nook, currently used as a living area. This has two large sash windows, as well as an internal window to the hallway with a cast-iron lattice that allows light to flow around the plan. Open shelving extends the height of one wall; an airing cupboard is tucked discreetly into the corner, providing ample storage space.

The built-in kitchen was made bespoke for the apartment, extending along one wall to create a sociable relationship with the dining area beyond. White marble worktops sit above bespoke teak cabinetry by HØLTE, the darker tones of the latter working in rounded contrast with the lighter shades employed elsewhere. Built-in appliances by Miele include the oven, hob and dishwasher; an open shelf above the worktop provides easily accessible storage.

Pine stairs ascend to the upper level of the home and the main bedroom. This has a wonderfully peaceful atmosphere, in part due to the green views of the garden below and onto neighbouring trees beyond. The character of the room is defined by a plywood ceiling, a sisal carpet and simple white walls. There is no door but rather an open doorway to the staircase, furthering the sense of flow that is present throughout.

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The second bedroom occupies the lower-ground floor and is currently used as a living room and office. This is home to a working cast-iron fireplace, which makes a handsome focal point to the room and ensures excellent levels of warmth in the winter months; shutters flank two large sash windows. The bathroom is also on this level and takes a sensitive, textured approach to materials with seagrass matting by Pierre Frey on the walls and matt green tiles surrounding the built-in bath.

Outdoor Space

The southwest-facing garden is an unusually generous space, with large sections of both paving and lawn that make it the perfect spot for entertaining and relaxing. Immediately in front of the house is a paved area, with an expanse of lawn that stretches out to walls in London stock brick with light wooden slats above.

Built-in bench seating extends around one corner; the current owner has placed a firepit here, making it the ideal space to gather for an evening drink. The garden is shaded by leafy mature trees in neighbouring gardens, which back onto the space to ensure a wonderful feeling of seclusion.

The Area

Navarino Road is perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. There are many fantastic restaurants locally, notably Lardo, Little Duck | The Picklery, Pidgin and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, which is a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Hackney Downs station is a five-minute walk away with direct service to Liverpool Street. Hackney Central runs direct services to Stratford and Highbury and Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Dalston Junction station provides routes into Highbury and Islington, Shoreditch High Street and Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line. There are also numerous buses that run along Mare Street towards central London.

Tenure: Share of Freehold Lease Length: approx. 98 years remaining 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”.