

THE MODERN HOUSE



*London E8
Sold*

Navarino Road

This light-filled four-bedroom Victorian house is located at the southern end of Navarino Road, a stone's throw from the green open spaces of London Fields, lively Broadway Market and the extensive selection of independent restaurants on Wilton Way. It extends to almost 2,900 sq ft over four wide storeys, with two lower open-plan levels and a beautiful south-facing private garden.

The Tour

The house is set far back from the street behind a charming front garden with steps leading to the upper and lower ground floors. The formal entrance is at the raised-ground level and opens to an expansive open-plan double reception room, with a bay window at the front and a sash window at the rear filling the space with light from both aspects. Stripped wood flooring extends across both this and the upper levels, grounding the white walls, cast-iron radiators and honed marble fire surrounds. French windows at the rear lead out to an unofficial terrace.

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The lower-ground level extends over 50ft from front to back, lined with oak parquet flooring and illuminated by a bay window within the lightwell of the front garden. An extended rear section of the house contains a kitchen and dining room, naturally lit by a skylight above and a wall of bi-fold glazing to the concrete dining patio and garden beyond.

There are four double bedrooms spread across the two upper floors, all with wonderfully high ceilings. The first floor bedrooms are served by a bathroom in which a steel bath by Agape has been carefully paired with rustic original floorboards. A large black-tiled wetroom is used by the two bedrooms on the second floor.

Outside Space

During the recent renovation, a sunken concrete dining space was created beyond the glazing of the kitchen/dining room. From here, concrete steps lead up to a gravel seating area, with a lawn arranged around a mature apple tree beyond. The south-facing garden is beautifully planted, offering excellent privacy and copious amounts of sunshine.

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, with Broadway Market also 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.

London Fields station is close by, for quick trains into Liverpool Street. Hackney Central is also easily reached for Overground trains to Highbury & Islington. Dalston Junction station, which forms part of the East London line extension, provides routes into Highbury & Islington, Shoreditch High Street and Liverpool Street. There are numerous buses that run along Mare Street towards central London.



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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”.