

# THE MODERN HOUSE



*Daubeney Road, London E5*  
*Sold*

## Peek House

This wonderfully bright two-bedroom maisonette with a private south-facing garden, occupies a quiet position on Newbury Court, in Clapton. Its coveted location is within easy walking distance of the wild green spaces of Hackney Marshes and the shops and restaurants of Chatsworth Road.

Laid out over three storeys and with its own front door, the apartment feels like a terraced house. It has been completely refurbished by the current owners whose design sought to enhance light and focused on creating open and contemporary spaces, with improved sightlines across floors.

Access is via the gated garden and a black-painted porch suspended by blue piloti. Entry is to a hallway with coir matting and pegboard panels covering the doors of storage areas. A utility and storeroom with red-tiled floors is set beneath the stairs. The original staircase has been retained and refurbished with bespoke hardwood handrails and brass dowels.

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Living accommodation is on the first floor, with the central staircase acting as a division between kitchen and sitting room. Internal windows allow light to penetrate the hallway from both areas and provide sightlines across the level to emphasise the sense of space and openness. Engineered-Douglas fir runs underfoot.

The kitchen has a white marble worktop and splashback which extends along the kitchen wall and into the hallway, and two front-facing windows overlooking the garden. A bespoke corner bench provides storage and has been topped with a layer of insulation rubber. In the living room, a large window frames views over a Victorian terrace and bathes the room in light. From here there is access to useful storage beneath the stairs.

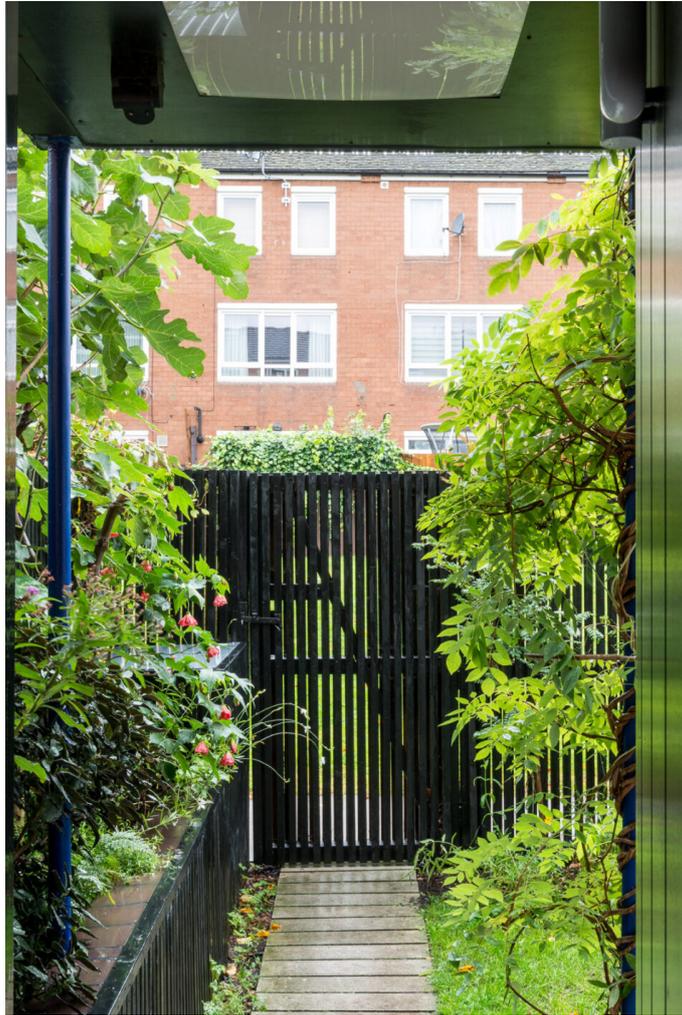
Upstairs is a master bedroom, a second bedroom and a shared family bathroom. The owners have removed the ceilings and exposed the rafters in all three rooms, creating wonderfully voluminous spaces. A bespoke-plywood desk and cabinetry composed of polycarbonate are found in the master bedroom. The bathroom, which is lit from above through a skylight, has white tiles and a Corian sink set against terrazzo.

Chatsworth Road runs north from Homerton to the green fields of Clapton and Leyton Marshes. It offers a lively gauntlet of independent shops, cafes and restaurants such as Jim's Cafe, and specialist food suppliers L'Epicerie and Organico. There is an excellent Sunday market and a number of good pubs in the area such as The Elderfield, Adam & Eve and The Spread Eagle, London's first vegan pub. The apartment is situated a short walk from Homerton station and a twenty-minute walk to Hackney Central and Hackney Downs, offering Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Tenure: Leasehold Lease Length: approx. 94 years Service Charge: approx. £1,000 per annum Ground Rent: £9 per annum

*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”.