

THE MODERN HOUSE



*London E5
Sold*

Walsingham Road

This elegant five-bedroom house with a private south-facing garden can be found on Walsingham Road, a quiet residential street lined with Victorian townhouses, within easy reach of Stoke Newington and a few minutes' walk from Clapton Station. Arranged over three levels, the house has been extensively remodelled to a light and volume-enhancing design and now extends to just over 1,900 sq ft internally.

The house's Victorian interiors have been carefully restored, using a considered palette of neutral colours throughout to chime with raw materials and contemporary interventions. The redesign culminates in an expansive dining room and kitchen extension to the rear that reflects a truly modern approach to living.

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Entry is to what would have been a pair of living rooms originally, with a hallway now leading onto an incredibly open and contemporary space that makes the best of its period volume. Ornate cornicing adorns the bare-plaster ceilings, a pair of fireplaces are now tiled in subtle dusky pink and black and restored original floorboards run underfoot.

The rear of the ground floor plan is arranged with an open-plan kitchen and dining room, which is flooded with south-facing light from the Crittal windows and doors that open the room to the garden. The current owner has employed a considered palette of unfinished materials including elements of bare brick and exposed wood in combination with sleek contemporary finishes to create a series of serene spaces. By cleverly composing the kitchen around an island at the rear of the room, there is a generous sense of flow to the space and an intimate connection with the garden.

The outside space has been landscaped with cast concrete seating areas, decking and planters bursting with grasses. There are no direct neighbours at the back, and so feels wonderfully secluded.

The house retains a strong sense of its original form, and the recent extensions across all three floors are well-conceived and sensical. There are three bedrooms on the second floor, each employing the richly textured materials that run throughout the house. All of the windows have been replaced as part of the renovations.

The handsome original staircase runs through the heart of the house and has been thoughtfully extended onto the second floor. On this level the principal bedroom is incredibly bright and has a wonderful en-suite bathroom enveloped in pink tiles and marble flooring. The second bedroom on this level is currently used as a dressing room and has been built to allow for an en-suite bathroom adjacent.

This coveted corner of north-east London has a wonderful village atmosphere. There are some fantastic places to eat and drink, notably P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. Local favourite The Clapton Hart is just across the road.

A short walk to the west is Stoke Newington with all it has to offer. There is a weekly food market on Chatsworth Road, which is home to a lively gauntlet of independent shops, cafes and restaurants such as Jim's Cafe, and specialist suppliers L'epicerie, London Borough of Jam and Hackney Draper.

There are bountiful open spaces and parks nearby. Local Millfields Park connects to Hackney Marshes to the south and Lea Valley Park and Walthamstow Marshes to the north.

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It is a two-minute walk to Clapton overground station, for access to London Overground services. There are good bus connections and cycle paths that run south towards Liverpool St. The house is in the catchment area for several highly sought-after primary and secondary schools.



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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”.