

# THE MODERN HOUSE



*London E8  
Sold*

## Mapledene Road III

Positioned on one of the finest streets in the Graham Road and Mapledene Conservation Area, this three-bedroom Victorian terrace house in Hackney has been the subject of an impeccable renovation in recent years. Original period features have been carefully preserved to blend harmoniously with a refined, minimalist interior. A distinctive rear extension flows onto a landscaped, south-facing garden, ideal for alfresco dining. Between Dalston and London Fields, this home is within easy walking distance of Haggerston Park, Regent's Canal and Victoria Park.

### *The Tour*

Set on a quiet leafy street, the house has a handsome London stock brick façade with white stucco detailing. Typical Victorian fencing encloses a neat front garden with checkered tiling and a bed of mature shrubbery.

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The front door opens onto a central hallway with oak floorboards, which leads into a tranquil living room at the front of the plan. A generous sash window with original wooden shutters serves as the focal point, while reinstated cornicing and picture rails run around the walls. This beautiful room celebrates the house's history and establishes an unexpected contrast with the contemporary extension beyond.

A wonderfully bright extension occupies the rear of the ground floor, comprising an open-plan kitchen and dining space characterised by a pronounced materiality of exposed brick, whitewashed walls and oak shelving. Varied ceiling heights accentuate the sense of volume while natural light pours through skylights and expansive glazing at the rear, allowing the sun-drenched garden to act as a backdrop. There is a concealed electric blind for shade during the warmer months.

Bespoke cabinetry lines the length of the wall, concealing a cleverly-conceived home-working space hidden on one side. Underneath a striking rolled steel joist beam, gold pendant lights hang over a quartz worktop arranged in an L-shaped layout, which accommodates a social environment. The kitchen benefits from a Quooker hot water and filter tap and there is also a water softener system. Underfloor heating flows throughout the house.

Establishing a sense of continuity, the bespoke cabinetry and quartz continue between the living spaces in an open utility room, which provides useful storage for coats, shoes and laundry appliances. The WC has been sited adjacent, with an unusually wide window illuminating whimsical wallpaper by Cole &amp; Son.

A staircase ascends to the first floor, with two generous double bedrooms and a sizeable family bathroom. The main bedroom has an ensuite bathroom with an arched sash window and floor-to-ceiling tiling by Porcelenosa, which continues underfoot. A large sash window looks onto a mature blossom tree and invites an excellent quality of natural light into the room. On the top floor, the loft has been converted into an additional dual aspect bedroom. Bespoke cabinetry adds extra storage.

There is also a cellar with additional storage space.

### *Outdoor Space*

Sliding glass doors open onto a beautiful south-facing garden, enclosed by cedar panelling and original brickwork typical of the conservation area. A stone terrace at the front has been levelled to transition from the kitchen seamlessly. It provides an idyllic setting for alfresco dining—a stand-alone timber flower bed is awash with technicolour planting.

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A section of lawn occupies the rear, along with a timber shed for storage. This space is lined with a tier of raised bamboo beds, and surrounding tree specimens from neighbouring gardens provide privacy and shade in the warmer months.

### *The Area*

Mapledene Road is excellently located in central Hackney, just to the west of the popular London Fields and bustling Mare Street, and close to the green spaces of Victoria Park and the Regent's Canal path.

There are many fantastic cafés and restaurants locally, notably Pophams and Lardo on Richmond Road, Little Duck The Picklery and Angelina on Dalston Lane, Elliot's on Mare street, and Pidgin and Violet on Wilton Way. There is an overwhelming sense of community in the area, with weekly markets at Victoria Park and Well Street, as well as on Broadway Market, which has a reputation for some excellent places to eat and drink. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Kingsland Road is a short walk away with all that Dalston has to offer, including Brilliant Corners, The Jago and The Dusty Knuckle. The Talbot and The Spurstowe Arms are among local favourites for pubs nearby.

Haggerston and Dalston Junction Overground are equidistant and run direct services to Stratford and Highbury & Islington. London Fields Station is a 10-minute walk away, offering regular overground services to Liverpool Street. Bus routes from Kingsland Road to London Bridge are within a 10-minute walk. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

Council Tax Band: E



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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”.