

THE MODERN HOUSE



*London E8
Sold*

Richmond Road

Overlooking London Fields, at the quiet intersection of Navarino and Richmond Road, a mid-19th century townhouse plays host to an exceptional reimagining within. Set over four storeys and approaching 2,600 sq ft, this five-bedroom, semi-detached house artfully combines period dimensions and retained features with the finest of contemporary interventions, all geared towards a beautifully planted private garden and the green open spaces opposite.

The Tour

From a tranquil section of Richmond Road, the house is entered via a brick-walled front garden with high hedging. Steps lead up to a portico at raised ground level, framed on one side by a column of wisteria. Through a leaded, stained-glass front door, a short hallway provides pause before the open, double reception, granted its scale by exposed steel beams and columns. A full-height four-over-four shuttered sash window invites light from the south and enhances the impressive volume of the space. One of two open fireplaces is retained in the living room. Intricate cornicing has been restored overhead, and rough-sawn oak in elegant thin slats runs underfoot.

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*East London, London
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To the rear, beyond a dining room, lit by a glazed brick section, lies the kitchen, where a Bulthaup island rests at an angle to match the contemporary glazed extension. Worktops and white cabinetry, also by Bulthaup, line the western wall, and glazed sliding doors lead onto a bespoke grilled terrace, framing the mature trees that fill the garden.

An original staircase hovers within the open reception and rises to the upper levels. Two bedrooms are set across the first floor, one with an en suite bathroom, the other with use of a shower room, both with elements by Philippe Starck for Duravit. Two further bedrooms occupy the second floor, with a bathroom between them and a study, or sixth bedroom, in the north-western corner. The two bedrooms and bathrooms at the front of the house provide fantastic views south across London Fields.

The lower-ground level is arranged as an independent but connected one-bedroom apartment with its own access from the side. The bedroom is at the front and has built-in wardrobes along one wall. At the rear lies an open-plan reception and kitchen, also by Bulthaup, with sliding glazed doors to match the upper level providing access to a decked terrace and steps up to the main garden.

Outside Space

The garden at the rear extends over ninety feet in length. From the beautifully designed terrace at raised ground level, steel steps lead down to a large decked dining area with built-in seating. Beyond it, partially concealed by overreaching planting beds, a section of lawn offers a variety of potential uses and would be ideal for a garden office or summer house.

The Area

Richmond Road is perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields' heated lido and tennis courts are a minute's walk from the front door. The street has recently been designated as a no-through road and thus is extremely quiet and peaceful.

There are many fantastic restaurants locally, notably Pophams Bakery, 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.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, and London Fields offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

Council Tax Band: F

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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”.