

INIGO



Clapton Terrace

LONDON

£575,000 SHARE OF FREEHOLD

This airy one-bedroom flat is positioned on a Grade II-listed Georgian terrace in Upper Clapton. Flanking the verdant expanse of Clapton Common, the terrace typifies the imposing yet elegant architecture of the time. Constructed in stock brick masonry, each house features a dramatic entry with a stone coat parapet. The flat has been sensitively restored to draw attention to the period features, including dentil moulding and a striking marble fireplace. Its ground floor setting means there is seamless entry to the flourishing garden that complements the welcoming interior spaces.

Setting the Scene

In the leafy surrounds of upper Hackney, the flat is located on a terrace comprising some 17 houses that were constructed at the end of the 18th century. The row looks onto the conservation area of Clapton Common but is set back from the main green, in its own section of the park. The original lane runs along the front. It has an air of tranquillity, imparted by the mature trees and green space. Decorated in neutral tones throughout with an abundance of period features, the flat is an elegant and restful space. For more information, please see the History section.

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The Grand Tour

The entrance to the house is through an imposing cream-coloured doorcase with an open pediment contrasting with the period, six-panelled, maroon door. In the hallway, distressed paintwork adds a sense of drama; the apartment itself is accessed by a black four-panel door at the end of the hallway.

The generous reception room is at the rear of the plan. The door frame is set on a diagonal from the entrance hall, maximising space. This room houses both the living and dining space—light floods in through the southwest-facing sash window emphasised by the off-white walls. Bespoke recessed shelving and full-length cabinetry with period three-panel doors lead the eye upwards to the handsome dentil cornice.

A single step leads from the reception room to the kitchen, which can also be accessed from the entrance hall. Here, units are topped with solid teak and the cabinetry is painted in a deep grey that merges with the granite flagstones lining the floor. As with the rest of the flat, built-in storage keeps the focus on the interior details, such as the sash windows, which are painted the same grey as the cabinetry.

At the front of the house is the bedroom. Here, a pair of sash windows, replete with shutters, allow light to flood in and frame verdant views of the common, which are complemented by walls painted in a gentle dove grey.

The high Georgian ceilings are adorned with dentil coving accentuating the room's generous proportions. Two built-in cupboards flank the marble fireplace that, with its elegant arched corbels, create a focal point to the room.

The Great Outdoors

A glass-panelled door from the kitchen leads onto a raised patio. Beyond the patio is the private garden with artfully arranged shrubbery. A narrow pathway leads to the rear of the garden, which has a secluded dining area and charming summerhouse. The south-westerly orientation means that the garden retains the last of the evening light.

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Out and About

With plenty of green space, Clapton Terrace borders Clapton Common, and Springfield Park is just down the road; the expansive Walthamstow and Hackney Marshes are a short walk away.

A 15-minute walk brings you to much loved Stoke Newington Church Street, home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other culinary delights.

For transport, Stoke Newington and Clapton Station are a 15-minute walk away, and both run fast and regular Overground services to Liverpool Street. There are also plenty of good bus connections nearby offering routes to the City and West End.

Tenure: Share of Freehold Lease Length: approx. 963 years remaining Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.