

INIGO



Edenbridge Road

LONDON

£950,000 LEASEHOLD

This wonderful two-bedroom maisonette sits on Edenbridge Road, a charming street lined with late Victorian houses. A stone's throw from the green spaces of Well Street Common and Victoria Park, it is in the heart of the Victoria Park Conservation Area. Built in the closing decades of the 19th century, the maisonette retains many period features, including cornicing and original windows. Sensitive renovated under the current ownership, it has been updated for modern living with a considered colour and material palette; the result is bright, elegant and thoughtfully executed.

Setting the Scene

Edenbridge Road runs parallel to the open spaces of Well Street Common, in a sought-after corner of Victoria Park Village. The house sits in the middle of the tree-lined terrace, set back from the street, behind a low wall and iron railings with a façade of London Stock brick and white stucco dressings. Steps lead up to the entrance of the maisonette, the raised-ground floor.

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The Grand Tour

The maisonette has its own front door, and entry is to a wide hallway, where intricate, fine classical plasterwork has been sensitively restored to reveal subtle layers of paintwork, creating a wonderful patina.

At the front of the house is the bipartite sitting and dining room, divided by wedding doors that can be open or closed, as required. Dual-aspect when the doors are open, the rooms are illuminated by a large bay window overlooking the street and a sash window looking out to the garden. Many original features have been retained, including the corning and roses that decorate the ceiling, the high skirting, original wooden floorboards and the shutters on the bay window. The reception is painted a calming sky blue and has a warming gas fire. The dining room is finished in a neutral, earthy, plaster pink. Wooden floorboards run throughout both rooms.



At the rear of the plan, a bespoke kitchen has been newly installed. Cabinetry, topped with Carrara marble worktops, is finished in wonderful charleston grey and houses appliances by Siemens and Fisher and Paykel. A large pantry cupboard cleverly conceals the clutter of the kitchen.

The main bedroom is at the front of the plan and is lit by two large sash windows. Bespoke fitted cupboards run along the left-hand side of the room, while open shelving and a pair of chests of drawers are built neatly into alcoves.

Adjacent is a second bedroom, currently a nursery, it could easily accommodate a double bed. It is finished in a Lamp Room Grey by Farrow & Ball with whitewashed floorboards. Space is maximised by bespoke cupboards built into the chimney alcoves, and it has fantastic views over Well Street Common.

The large family bathroom is on the half-landing, between the raised-ground and first floors. The relaxing and tranquil room is painted a warm powder pink, with hand-cut tiles by the Mosaic Factory on the bottom half of the walls. Lefroy Brooks hardware has been used throughout, and there is a Drummonds bath in the corner. A separate shower is enclosed by glazing and has the same hand-cut tiles. Built-in cabinetry is made from reclaimed wood from Retrouvius and hides appliances behind a curtain.

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On the top floor landing, a fitted ladder with a desk hidden behind leads to a large attic with Velux windows.

The Great Outdoors

Well Street Common is a 20-second walk from the house. An extension of Victoria Park, it provides 213 acres of parkland and has an impressive selection of plane and chestnut trees.

Out and About

Edenbridge Road is a quiet and peaceful street in the heart of Hackney village, a short walk from all the offerings of Lauriston road. The area is well known for its array of independent shops and restaurants, including the popular coffee shop Pophams, as well as restaurants Peg and Behind, along with the numerous other delis, butchers, bakers, fishmongers and wine merchants.

Victoria Park Village is one of east London's most desirable neighbourhoods. There is a wonderful array of organic cafes, shops and delis, including Ginger Pig butchers, The Deli Downstairs, Jonathan Norris fishmongers, Bottle Apostle wine merchants and Gail's bakery. In addition, there are numerous excellent pubs, including the Lauriston, the Empress and the Royal Inn on the Park. In the warmer months, the village comes alive, attracting residents from across east London to the park's green open spaces and the vast array of picnic provisions.

The closest train stations are London Fields, Homerton and Cambridge Heath; all run London Overground services to Liverpool Street in under 10 minutes. Both Mile End and Bethnal Green stations are a 10-minute cycle ride away, providing Central, District and Hammersmith and City Line services. Numerous bus routes run citywide from Victoria Park Road and Mare Street.

Tenure: Leasehold Underlying Lease Length: approx. 149 years Council Tax Band: D

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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.