

# INIGO



## *Aberavon Road II*

LONDON E3

SOLD

This beautiful Grade II-listed two-bedroom house has been restored to its 19th-century splendour. Built in 1826, it retains its original features and has a sensitively designed rear extension leading to a private garden. Located in the Tredegar Conservation Area, it is just a short walk from Hackney's centre and the bustle of the East End. Mile End Underground station is nearby, providing direct tube services to the city and West End.

### *Setting the Scene*

Positioned on Aberavon Road, a charming thoroughfare just north of Mile End Road, this house epitomises the quintessential East End vernacular, its architectural style harmoniously blending with the surrounding neighbourhood. The area's tranquil streets, including Aberavon Road and nearby Tredegar Square, derive their names from Welsh towns and villages, a nod to their origins and the vision of Welsh politician Sir Charles Morgan, who laid out the streets in 1828. For more information, please see the History section.

## *Aberavon Road II*

LONDON E3

SOLD



### *The Grand Tour*

Entry to the home is through a hallway painted in an earthy olive green paint by Little Greene, complemented by broad stripped floorboards and conservation-style radiators. At the front of the house is an elegant drawing room finished in a soothing shade of duck egg blue. Flanked by a bespoke shelving unit, a classically inspired Georgian fireplace takes centre stage. The room is bathed in light from an arched sash window with original casing. A low run of panelling adds a touch of elegance to the space. Adjacent to the drawing room is a snug area overlooking the garden. This versatile room, separate from the main drawing room, makes the perfect playroom or TV area. It has been finished in the lovely 'Ferdinand' by Little Greene.



Towards the rear of the house is the expansive family kitchen. A bright and inviting space, natural light pours in from a wide bay window, skylight, and French doors leading to the garden. Sleek wooden cabinetry by Reform Copenhagen is paired with a matt Dekton worktop. Terrazzo floor tiles by Otto add a touch of elegance, while the cleverly considered lighting by Agapanthus Interiors and Matilda Goad illuminates the space beautifully.

Upstairs, the primary bedroom lies at the front of the plan. Floor-to-ceiling sash windows and an original Regency fireplace command attention, while a soothing shade of blue on the walls combines with the wonderful wooden flooring to create a soothing atmosphere. Adjacent to the primary bedroom is the second bedroom, defined by its large sash window overlooking the peaceful garden and finished in a 'Flint' by Little Greene.

At the back of the plan is the spacious family bathroom, clad with Zellige tiles, by Otto. Light cascades in through a sash window and a conservation-grade skylight, meaning the room feels exceptionally bright. The bathroom has a bath, vanity, WC, and a generously-sized walk-in shower with a rainfall head.

### *The Great Outdoors*

Externally, a pretty garden extends from the back of the house. It has block brick paving, thoughtfully constructed planters, and a gravelled side return. This idyllic spot is a perfect oasis for entertaining during the warmer months. A grape vine gracefully climbs around the French doors at the rear.

## *Aberavon Road II*

LONDON E3

SOLD



### *Out and About*

This part of Hackney has a wonderful sense of community. It is a particularly engaging part of London's East End, with recent additions such as Mae + Harvey to be found alongside more traditional street markets. Whole Fresh, an excellent family-run greengrocer, is just a 10-minute walk away, and the nearby Roman Road Market runs three times a week. Established in 1888, the market survived the influx of covered shopping centres in the 1970s and continues to thrive as an East London staple.

Independent pubs The Morgan Arms, The Lord Tredegar, and The Coborn are all five minutes from Aberavon Road. Victoria Park, home to the Pavilion Café and Chisenhale Gallery, is a circa ten-minute walk. The neighbouring Victoria Park Village has a wonderful selection of food and drink, with The Ginger Pig butchers on Lauriston Road, Bottle Apostle, and Jonathan Norris Fishmongers. There are some excellent pubs and many lovely parks. The Regent's Canal connects Victoria Park to Mile End Park, and further east is the Queen Elizabeth Olympic Park.

Mile End station (Central Line, District and Hammersmith & City) is around two minutes walk from Aberavon Road.

Council Tax Band: F



# INIGO



## *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.