

INIGO



Clapton Square II

LONDON E5

SOLD

A fine example of high Georgian architecture, this Grade II-listed apartment in Lower Clapton retains all the hallmarks of its period: refined proportions, generous sash windows and ornate detailing work together to create calm, bright interiors. There is a peaceful private garden to the rear with additional external storage space. Overlooking Clapton Square's gardens, it is well-located for the brilliance of Chatsworth Road, Hackney and Dalston.

Setting the Scene

Clapton Square was first laid out in 1816 as homes for senior merchants, officers and financial brokers in an upmarket residential square. In 1869, when Clapton Square was auctioned by the Tyssen Amhurst Estate, the area was described in glowing terms: "the convenience of the spot, its aspect of quiet retirement, combined with an agreeable vivacity... have conducted to render this Square one of the most favourable locations in the northern suburbs of Town...".

Clapton Square II

LONDON E5

SOLD



The Grand Tour

Much has been retained from Clapton Square's inception. Its smart stock-brick terraces run along each side of the square, fronted by uniform railings. This apartment is within a tall townhouse on the north west corner, facing east it unfolds across the ground floor.

Entry is to the hallway, which has been finished with a robustly burnished 'Gallery Red' by Farrow & Ball; there is space for coats, bags and boots here. The living room lies beyond, occupying a prime position at the front of the plan. The room is beautifully lit by two large arched sash windows complete with panelled shutters and bullseye corning. This motif is continued on the fireplace surround and the inset bespoke shelving to either side. There is indulgently intricate detail in the ornate pedestals above each doorway and in the recently replaced cast-iron radiators.

The classical finishes continue into the kitchen, which has been appointed with a natural palette of timber and ceramic, paired with 'Schoolhouse White' by Farrow & Ball. The bespoke units have been designed to cleverly utilise all available space. Open shelving provides display and storage space, added to by an open pantry tucked into one corner.

At the rear, a bright bathroom has been fitted with Regency-style sanitary-ware and light tiling that complements the chrome fittings throughout. Integrated into one side of the room is a convenient utility space, with a recently replaced boiler.

The bedroom is connected to the living space by traditional double doors that open to allow wonderful sight lines across the span of the apartment. This grand room mirrors the living room and has a similar fireplace with storage on either side. It has been finished in the deep tones of Farrow & Ball's 'Hague Blue'. Tall sash windows frame peaceful views over the apartment's private outside space.

There is a communal storage area at basement level with space for bikes or larger items, accessed from the front entrance.

Clapton Square II

LONDON E5

SOLD



The Great Outdoors

To the rear of the building, discretely tucked away behind a tongue-and-groove fence, is a decked terrace area. L-shaped seating is built-in and a pathway leads down to a sizeable shed.

Out and About

Clapton Square is a few minutes' walk from the shops, bars, restaurants and cafes of Homerton High Street and Mare Street. Of note are local wine bar and shop 107 (formerly P. Franco), Charles Artisan Bread, Bad Manners and My Neighbours the Dumplings on Lower Clapton Road. Cafés including Pophams, AllPress Cafe, and The Square are all close by.

The weekly food market on Chatsworth Road is easily reached in under fifteen minutes by foot and Hackney Picture House, London Fields Lido and the Grade II* listed St John at Hackney, an eighteenth-century chapel and live music venue, are also located nearby. For green open space, Hackney Downs is within close proximity, as is the expanse of Victoria Park.

Overground services run east, west, north and south from stations in Hackney Downs and Hackney Central; both are an 11-minute walk from the house. The area is also exceptionally well-served by bus routes.

Tenure: Leasehold

Lease Length: Approx. 101 years remaining

Service Charge: Sinking fund contribution approx. £792 per annum.

Ground Rent: Approx. £50 per annum.

Council Tax Band: C

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.