

# INIGO



## *Clapton Terrace II*

LONDON E5

SOLD

This one-bedroom apartment occupies a wonderful position on the third floor of a Grade II-listed Georgian terrace in Upper Clapton. Dating to the late 18th century, the apartment's interiors are characterised by an original fireplace surround, sash windows and panelled embrasures shutters, and washed in a gentle colour palette that allows the Georgian details to take centre stage. The lush greenery of Clapton Common is opposite, and picturesque views of its mature plantings are framed by the apartment's expansive glazing. Both Stoke Newington and Clapton stations are within short walking distance for Overground services to London Liverpool Street.

### *Setting the Scene*

Clapton Terrace, together with the parish church of St Thomas and the green expanses of Clapton Common, forms the Clapton Common Conservation Area. The terrace, comprising some 17 houses constructed at the end of the 18th century has been described as a 'remarkable survival' and is one of Hackney's earliest examples of terrace housing still in existence.

## *Clapton Terrace II*

LONDON E5

SOLD



The elegant stock brick façade of this particular residence exemplifies Georgian style: tall sash windows are set below gauged flat brick arches and the front door topped with a spoked fanlight is set in a deep, panelled reveal and a door-case of Doric columns, mutuled cornice and an open pediment. For more information, please see the History section.

### *The Grand Tour*

The terrace is set back from the main green of Clapton Common on its own section of the park with its original lane running along the front. A six-panelled door set in a cream-coloured door-case opens to a communal hallway adorned with a dentil cornice and a moulded arch. Stairs ascend to the third floor, where the private entrance to this apartment sits.



The living spaces are arranged around a neat hallway with beautifully weathered original Georgian floorboards running underfoot; these continue into the reception room at the front of the plan, where there is plenty of space for a seating area and a dining table. At the front of the room, a pair of six-over-six sash windows with panelled embrasure shutters frame leafy views of Clapton Common's London plane trees and lime trees beyond, and light floods the room to provide a bright and airy atmosphere. The glazing bars, window surrounds, shutters and cabinets are finished in a chalky shade, 'Mouse's Back', that complements the 'Slipper Satin' washed walls, both by Farrow and Ball. At one side of the room, a simple fireplace surround sits atop a marble hearth, its mantle a perfect spot for a vase of cut flowers or resting a favourite piece of art.

Opening from the reception room is the kitchen, which is composed of birch veneer plywood cabinetry and an oak worksurface. There is a four-ring gas hob as well as a ceramic sink with an integrated drying board. Open shelves beneath a large window provide storage for recipe book and pots and pans, while pots of herbs can be set on the sill to bask in the light filtering through the panes.

The bedroom is to the rear of the plan, where a sash window with a three-over-six arrangement overlooks the terrace's trees. A built-in wardrobe and cabinets provide plenty of storage. The bathroom is lined with white tiles laid in an offset pattern, and the bathtub is fitted with an overhead shower.

## *Clapton Terrace II*

LONDON E5

SOLD



### *Out and About*

With plenty of green space, Clapton Terrace borders Clapton Common, and Springfield Park is just a few minutes' walk away. The expansive Walthamstow and Hackney Marshes are also nearby.

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. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food.

Clapton's Chatsworth Road is approximately a 25-minute walk away, which offers a lively gauntlet of independent shops, cafés and restaurants such as Jim's Cafe and specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. There are plenty of good pubs nearby, including The Crooked Billet, The Star of Hackney Downs, and The Elderfield.

For transport, Stoke Newington and Clapton stations 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. 980 years remaining

Service Charge: Approx. £600 per annum (for building insurance)

Ground Rent: n/a

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.