

INIGO



Clarence Place

LONDON E5

SOLD

This considered one-bedroom apartment is on the second floor of a converted Victorian pub within the Clapton Square Conservation Area. A thoughtful approach to decoration has been employed throughout; a refined material and colour palette is brought to life by light drawn in through a series of sash windows along the front of the building. Nestled between Hackney, Hackney Downs Park and Clapton, the apartment is within easy reach of some of the area's favourite spots.

Setting the Scene

The apartment is within the old Duke of Clarence pub, at the meeting point of Clarence Place and Clarence Road. Despite its conversion into contemporary private residences, the building's proud Victorian façade retains the character of its 19th-century origins.

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Clapton comes from the Saxon 'Clop'ton', meaning 'farm on the hill', which hints at the early agricultural history of the then 'village of Hackney'. Clarence Place runs perpendicular to Clapton Square, Hackney's second-largest garden square. It was laid out in 1816, with houses initially built alongside its north and west sides; during the 19th century, the square was home to author Grace Aguila and her family. Today, Clapton Square is a much-loved leafy and tranquil spot nestled between the buzz of Hackney and Lower Clapton.

The Grand Tour

The apartment is on the second floor of the building and is accessed via a communal hallway. Entry is to the open-plan living space, which is divided between the kitchen, the dining area and a cosy snug. Three Queen Anne-style sash windows along the front aspect make for a bright and airy space, while designer lighting fixtures ensure ambience throughout the day.

At one side of the room is the kitchen, where timber cabinetry is washed in a warm taupe and has custom-made handles. Integrated into the marbled quartz worktops are a four-ring induction hob and a deep butler sink. There is plenty of space for a dining table and chairs in the centre of the room, making for a lovely spot to enjoy a morning coffee as light filters in through the panes of the large sash windows.

On the other side of the space is a cocooning living area; with walls painted in 'Entrance Hall Pink' by Farrow & Ball, it has a warm and inviting feel. In a corner alcove there is space for a comfy armchair opposite handy built-in shelves – an ideal spot for displaying books, or a vase of cut flowers.

A door opens from the living area to the bedroom, where there is plenty of space for a king-sized bed beneath bespoke walnut-toned built-in wardrobes. A window bench here makes for a cosy reading nook. Also adjacent to the living area is the bathroom, which has marbled porcelain tiles, brushed brass fittings, a floating vanity, and a decadent rain-style head over a large bathtub.

The apartment also has 'smart home' features, with its electric heating system and motorised blinds controllable via smartphone.

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Out and About

Chatsworth Road is a 10-minute walk from Clarence Place and runs north from Homerton to the green fields of Clapton and Hackney Marshes. It offers a lively gauntlet of independent shops, cafés and restaurants, including specialist suppliers L'Epicerie 56, London Borough of Jam and Hackney Draper. Clapton is home to legendary wine bar 107 (formerly P. Franco), as well as numerous other coffee shops, cafés and bars. There are plenty of good pubs nearby too, including The Pembury Tavern and The Elderfield.

Hackney Downs is less than a five-minute walk from the apartment and offers a wonderful expanse of green space and tennis courts open to the public. Slightly further, but still within walking distance, are Hackney Marshes, London Fields and Victoria Park.

The closest stations are Hackney Central and Hackney Downs, running Overground services to Stratford, Highbury & Islington and Liverpool Street respectively.

For more inspiration, why not look to The Modern House's guide to Hackney Downs and Clapton?

Tenure: Leasehold

Lease Length: 101 years remaining

Service Charge: approx. £1,800 per annum

Ground Rent: approx. £150 per annum

Council Tax Band: A

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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.