

INIGO



Clemence Street

LONDON E14

£1,050,000 FREEHOLD

This handsome Victorian three-bedroom house in Limehouse, east London, has been reinvigorated with a rich selection of paint colours and materials. Careful but thoughtful additions have been made in recent years, including parquet floors and a sublime kitchen designed for and by its current chef-owner. Elsewhere, distinguished period features remain, including cornices, sash windows and fireplaces. Clemence Street is a quiet but well-placed part of the East End, minutes from Mile End Park and close to Limehouse station, for DLR and National Rail services.

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Setting the Scene

Limehouse has a long and varied history, named after the limekilns that operated in the area from the mid-14th century, which converted chalk from Kent into quicklime for the construction of the city's buildings. This house lies within the Limehouse Cut Conservation Area, a name that comes from its associated waterway. The oldest canal in London, Limehouse Cut opened in 1770 to connect the River Lea to the Thames. The area's architectural profile reflects this industrial past, with impressive buildings lining either side of the Cut.

Set on Clemence Street, this house presents a quintessentially Victoria profile to the street – with a twist. Stock brick is left exposed to the upper part of the house, while beneath, grey-painted stucco is a contemporary, refined touch. Smart black railings separate the house from the street, and a short set of steps reaches up to its fanlight-topped front door.

The Grand Tour

A sorbet-pink hallway greets on arrival, with attractive Bert and May tiles underfoot. On the right is a double living room, where a more subdued – but no less effective – palette comes into effect. The home's period prowess is upheld by two-over-two sash windows at the front and back, along with cornicing and ceiling roses. Reclaimed parquet floors have been added here, along with a cherry-red fireplace with ornate carvings and a beautiful, botanical tile-framed cast-iron fireplace.

At the back of the hallway is a study, a wonderful spot to read and write with views of the garden. Stairs ascend to the lower-ground floor, where the kitchen and dining room take centre stage. Mauve walls are an inspired contrast with navy-blue shaker-style kitchen cabinets, which rest above and below beautiful polished granite countertops. There is a mercury range cooker on one side, and a handy butler's sink opposite. At the far end, a door opens to a fantastic outdoor dining area.

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The remainder of the room is used as a dining area; presently, a table is arranged in front of a two-over-two sash window. A chimney breast fitted with a log-burning stove has shelving within either alcove – useful for favourite ceramics and glassware. A utility room completes the storey, with forest-green walls, a brilliant built-in bank of cupboards with a wine cooler, and a powder-pink WC. There is also access to the garden from here, creating an easy sense of flow between indoors and out.

A sisal runner traces up the treads of the staircase (picked out in the same hue as the hallway) up to the first floor. Here, two bedrooms lie, along with a bright bathroom with a shower and a bathtub.

The principal bedroom lies to the front of the plan, with deep blue walls, a section of colourful, floral wallpaper by House of Hackney, and a reclaimed cast-iron fireplace. The symmetry of a pair of two-over-two sash windows is mimicked by twin wardrobes, also picked out in the same blue. The second bedroom has walls doused in 'Ginger' by Lick, a shade that pairs well with the garden greenery visible through another sash window. It also has a convenient built-in cupboard.

The Great Outdoors

Especially generous, the garden that unfolds at the rear is a crucial part of the home's overarching experience. There is a terraced section nearest the house – brilliant for a generous outdoor dining set-up.

Beyond are beds filled with the likes of strawberries, raspberries, damsons, gooseberries, quince – a jammaker's paradise. There is also a well-stocked herb garden, and plenty of mature trees on either side.

A sequestered sitting area lies at the foot of the garden, surrounded by mature and leafy species including fragrant jasmine and honeysuckle that emit a wonderful sweet smell in the warmer months. Shaded beneath a pergola, it is an enchanting spot for an afternoon spent reading the paper or for homeworking, owing to the discreet electrical points and thoughtfully placed outdoor lighting.

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Out and About

The house is a short walk from several celebrated green spaces. Mile End Park is a short walk to the north, while Victoria Park lies just beyond and can be reached via the Regent's Canal footpath. Otherwise, Stepney City Farm, with its delightful café, is close by, as is Stepney Green Park.

There are many brilliant spots locally, including the Yurt Café at St Katherine's Docks. There are several markets nearby, including Stepney Farmers' Market, which happens on a Saturday, and Limehouse Social Market, which occurs once a month at the beautiful Limehouse Basin.

Just beyond Limehouse is Wapping, which has a bounty of brilliant pubs. Ian McKellen's famous pub, The Grapes, is a short walk from the house, as is The Old Ship on York Square. For cultural distractions, the Whitechapel Gallery is easily reached.

Canary Wharf is also a short distance away, with plenty of restaurants, cafés, high street shops and further amenities, including two cinemas. Local favourites include Marceline, a Parisian waterside brasserie, Roe, renowned for its ever-changing menus highlighting seasonal and overlooked local ingredients, and Royal China.

There are several state-run primary schools and secondary schools close to the house, including Stebon Primary School and Stepney Greencoat Church of England Primary School.

The nearest station is Limehouse (DLR), with trains to Shadwell (Overground) and Bank (Northern, Central and Waterloo & City lines) in seven minutes or under. There are also plenty of bus routes that serve the surrounding area.

Council Tax Band: D

INIGO



About

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