

INIGO



Lauriston Road II

LONDON E9

SOLD

This lovely maisonette occupies the ground and first floor of a handsome Victorian house in the coveted Victoria Park Village. Originally laid out in 1860s, Lauriston Road retains its leafy and community-driven atmosphere. Carefully modernised, the apartment is defined by its soft colour scheme and playful textures, perfectly complementing its period proportions. Measuring over 1,100 sq ft internally, rooms are large and bright, with wonderful views over the private rear garden. Renowned for its excellent restaurants, local providers and access to the green parkland oasis nearby, Lauriston Road exemplifies Victorian town planning.

Setting the Scene

Victoria Park Village comprises a number of small parades with shops, bars and restaurants close to the roundabout on Lauriston Road. The development of this coveted corner of Hackney mostly dates from after 1845, and the area has a number of well-preserved examples of speculative houses from the mid-to-late Victorian era, contributing to its distinctive architectural character.

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To the south lies the leafy, green Victoria Park, which had a significant influence in shaping the atmosphere of this designated Conservation Area. A typical English 19th-century landscaped park, it is set out with curving lawns, informal tree plantings, large lakes and meandering paths. Designed by Sir James Pennethorne, a pupil of John Nash in the early 1840s, the park influences the orientation of the streets in the area, with many roads and buildings facing this green oasis. For more information, please see the History section.

The Grand Tour

The elegant townhouses that line Lauriston Road are built from London stock brick with stucco dressings and large box sash windows.



Approaching the apartment reveals iron railings with a tiled path bordered by a buxus hedge. Down a short flight of steps, the apartment is entered through a door painted in Rose Bisque by Benjamin Moore. A convenient utility room is located immediately off a small vestibule providing ample storage. Entering through an interior door, a large reception room unfolds centred around a lavish 19th-century marble fireplace with an inset wood burner. The room is painted in a sophisticated Monticello Rose by Benjamin Moore, which maximises light. Cavetto moulding in a contrasting crisp white neatly accents the room with restrained simplicity. A bay window with box panelling lets in natural light. Underfoot parquet flooring adds warmth and texture.

A spacious kitchen flows from the reception room, a large built-in bookcase bisecting the open-plan spaces. The bespoke kitchen cabinetry is painted in Chelsea Grey by Benjamin Moore and sits underneath ample Carrera marble worksurfaces. A large island is cleverly designed to provide storage and a dining area. An orangery garden room is at the back of the kitchen, flooded with natural light. It is papered in Savuti Wallpaper by Cole & Son; the floral design echoes the room's seamless connection to the garden, making it perfect for entertaining.

A bathroom with a separate WC lies to the rear of the plan. Marble tiled with a striking Nickel slipper bath sits centrally with a separate walk-in shower and bespoke mirrored cabinetry.

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A flight of stairs leads to the first floor, where three bedrooms are arranged around a central landing. The principal bedroom lies at the front of the plan. The room is exceptionally light, with soaring ceiling heights and a grand bay window with original working shutters painted in Wimborne White by Farrow & Ball. The hand-crafted storage with inset lighting and antique mirrored doors is set on either side of an original fireplace with a stylish cast-iron grate. Next door is the second bedroom, its proportions echoing the main bedroom is painted in Elephant's Breath by Farrow & Ball. It has beautiful views over the garden and bespoke built-in cupboards and original working window shutters. A neat third bedroom is currently used as a walk-in wardrobe and dressing room.

The Great Outdoors

The apartment's setting means it has a beautiful private garden that captures the sun throughout the day. A charming patio, accessible from the garden room, has recently been paved with embedded Astro Pimlico lantern lights, creating a romantic feel in the evenings. The garden has a large lawn and a thoughtfully designed decked area. Enclosed by smart fencing, the garden seamlessly complements the careful attention to detail evident throughout the house.

Out and About

Victoria Park Village is one of East London's most desirable neighbourhoods. There is a beautiful array of organic cafes, shops and delis, including Ginger Pig Butchers, The Deli Downstairs, Jonathan Norris fishmongers, Bottle Apostle wine merchants, Pophams café and the eponymous Gail's bakery. In addition, there are numerous excellent pubs, including the Lauriston, the Empress and the Royal Inn on the Park. In the warmer months, the village comes alive, attracting residents from across east London to the park's green open spaces and the vast array of picnic provisions.

The choice of local parks is exceptional; the borough of Hackney has the most park acreage in London. Victoria Park, east London's largest park, encompasses over 200 acres of green space. Designed by John Nash's pupil Sir James Pennethorne, it was laid out in the 1840s and is now a Grade II*-listed public space. Attractions include the vast boating lake, several activity spaces, tennis courts and the ever-popular Pavilion café at the park's heart.

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London Fields and its famed, recently renovated outdoor swimming pool are a short cycle away. The nearby Regent's Canal towpath is a popular destination for flaneurs and makes a quick route by foot or bicycle to Islington or Limehouse.

The house is brilliantly located for schools, including Lauriston Primary School, Orchard Primary School and Mossbourne Academy, while the independent Gatehouse School is just across from Victoria Park on foot.

The closest train stations are Cambridge Heath and London Fields, running London Overground services to Liverpool Street in under 10 minutes. Numerous bus routes run citywide from Victoria Park Road and Mare Street, while the Central Line operates from Bethnal Green station, a 5-minute cycle ride away.

Tenure: Share of Freehold

Lease Length: approx. 83 years remaining

Service Charge: approx £180 per annum

Council Tax Band: D

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About

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