

INIGO



Mehetabel Road

LONDON E9

£1,300,000 FREEHOLD

This beautifully finished Victorian stock-brick house lies on Mehetabel Road, a residential street in the Clapton Square conservation area. The end-of-terrace house has two/three bedrooms along with a series of bright and gently appointed living spaces. An established and private garden lies at the rear, with a timber-clad studio at its foot - a peaceful retreat for writing or seeking solitude.

Setting the Scene

Mehetabel Road was laid out in 1865 and was named after a local landowner's daughter. The street has a strong community feel, exemplified by the campaign to save The Chesham Arms, a friendly, local pub, from conversion into flats; it was subsequently designated an Asset of Community Value.

The street is lined with handsome Victorian homes, largely constructed with stock brick and dressed with stucco accents. This house sits behind a black wrought-iron railing and has original two-over-two sash windows. Steps ascend from the street to its olive-green front door, set within a deep doorcase and beneath a square fanlight.

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The Grand Tour

Entry to the house is the raised-ground floor hall, where white-washed walls and pinewood floorboards begin.

On the left is a double reception room with bookending sash windows; views are of the pretty street and the thriving rear garden respectively. Carefully preserved original pull-up shutters remain on both windows. In the middle of the spaces is a large opening that keeps the areas in dialogue with one another and permits a wonderful flexibility of use. The rear of the space could be divided by doors and used as a third bedroom if required.

A staircase with a sisal runner descends to the lower ground floor, a generous space divided between a dining area and a galley-style kitchen. The latter has cream farmhouse-style units with oak countertops; appliances include a dishwasher, oven and fridge. Here, a glazed door opens to the garden, facilitating a strong connection between inside and out.

A few steps above the rest of the lower ground floor is a traditionally styled shower room/utility room, with forest-green walls and a washing machine and dryer. A second bathroom sits on a half-level between the upper ground and first floors; it has a bathtub, hand-painted tiles from Hattie Eavis, and a sash window with leafy views.

There are two bedrooms, both of a good size, on the first floor. The principal is at the front, with twin sash windows that usher in plenty of light; bespoke Roman blackout blinds from local supplier East London Cloth have been fitted here. A bank of built-in wardrobes lines the adjacent wall.

The second bedroom overlooks the garden and is finished with the home's hallmark white walls and timber floors. Both rooms have radiator covers from Wood Edit.

A generous loft lies on the uppermost level.

The Great Outdoors

The garden at the rear of the house has been thoughtfully landscaped, with the likes of climbing roses flowering each year. Mature plants grow on either side, enhancing privacy and allowing a central, gravel-laid section to place tables and chairs.

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At the foot of the garden is a brilliant timber-clad studio with soft plaster walls and Dinesen Douglas fir floorboards. Surrounded by foliage, it has a peaceful, private feel, and could be used as a studio, a playroom, or a serene reading nook.

Out and About

Mehetabel Road is well-placed for exploring north-east London, with Chatsworth Road, Well Street, and Lower Clapton Road all within easy walking distance.

The house is minutes from Hackney Church, a venue with a brilliant live music programme, and is close to the likes of The Castle Cinema, an independently run spot showing both blockbusters and arthouse films, and Sutton House, a Grade II*-listed Tudor house, now owned by the National Trust.

Some of the city's best parks are a short walk away. London Fields can be reached in 15 minutes on foot, while Victoria Park, with its lake and wonderful Pavilion café, is around 20 minutes' walk. Hackney Marshes and the River Lea footpath are to the north-east of the house.

There is a brilliant culinary scene locally, from Mambow and Lucky and Joy on Lower Clapton Road to Shankeys, an Indian-Irish restaurant serving Kerry Gold cocktails, on Well Street. Uchi is also nearby, as is 107, a popular wine shop and bar. There are some brilliant pubs nearby, including The Elderfield, The Adam and Eve, The Spread Eagle (London's first vegan pub), and, on Mehetabel Road, The Chesham Arms. Nearby Dalla has also been the subject of recent acclaim.

There are several schools nearby, including St John and James School and Morningside Primary School.

Hackney Central and Homerton stations are around five and 10 minutes' walk from the house respectively; both serve the Mildmay (Overground) line. Hackney Downs is also nearby for Weaver line services to Liverpool Street and Seven Sisters. There are several bus routes serving the local area.

Council Tax Band: E

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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.