

# INIGO



## *Mortimer Road*

LONDON N1

SOLD

This wonderfully individual maisonette lies behind a wooden-framed glazed shop front on Mortimer Road, a stone's throw from De Beauvoir Square. It has been the subject of a beautiful and inventive renovation by the current owners.

### *Setting the Scene*

At the front of the building, set behind ornate iron railings, is a small courtyard garden with space for a bench on which to sit and enjoy the morning sunshine. Behind this lies a charming maisonette filled with natural materials, considered touches and a calm, inviting atmosphere.

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### *The Grand Tour*

The house opens to a raised living area which is bathed in light from the east-facing floor-to-ceiling windows. These have been lined with custom-made linen, inspired by Japanese Shoji Screens, to provide privacy without losing any natural light. White-painted wooden slats run the length of the ceiling and down to clad the kitchen wall. On one side of the central oven is a stone worktop and on the other, a stone double sink. Glass bricks from the original shop have been revealed and restored, laid into the floor of the dining area to allow light to penetrate the accommodation below. To the right of the kitchen are two glazed stable doors which lead onto a gated alleyway.



Downstairs, the master bedroom is illuminated by light from the shop front windows which dip beneath the raised floor of the upper level. Fitted cupboards, with bespoke cast-iron doorknobs, line one side of the room. The second double bedroom is currently used as a dressing room/study and is lit from above by the glass-brick section of the ceiling and a high ribbon window. Parquet flooring runs throughout the sleeping accommodation. At the end of the corridor is a bathroom with decorative tiles on the floor and an elegant unlacquered brass splash-back that lines the perimeter of the bath. Hand-painted Delft tiles, commissioned by the owners, sit above the sink. The room echoes the aesthetic of the kitchen with white-painted cladding along the walls and bath.

### *Out and About*

Mortimer Road is situated within the eponymous conservation area and is a short walk from London Fields and Broadway Market, with its weekly organic farmers' market, gastropubs, restaurants and shops. There are a number of excellent pubs and restaurants in the area, notably the De Beauvoir Arms, and the popular De Beauvoir Deli is close by. The Towpath Café on Regent's Canal is a short walk away. N1 Garden Centre is around the corner and Columbia Road, known for its flower market on Sundays and its independent shops and cafes, is within easy reach to the south. Both Shoreditch and Spitalfields are close by.

Haggerston Station and London Fields Station (both London Overground) provide convenient access to the City, the West End and Canary Wharf. Dalston Junction has been proposed as a station on the new Crossrail II route.

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*Further Reading*

London Fields by Martin Amis

Hackney by Night by Hoxton Mini Press

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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.