

INIGO



Sandringham Road

LONDON E8

SOLD

Occupying the first floor of an imposing Victorian townhouse on Sandringham Road in Hackney is this charming one-bedroom apartment. The building is set back from the road and is made from London stock brick, rendered in white with a balanced, classical façade punctuated by arched sash windows. Decorated in bold colours, the palette throughout the apartment is warm and playful, creating an inviting atmosphere characterised by a lovely blend of old and new. Sandringham Road is peaceful yet minutes from east London's shops, restaurants and bars.

Setting the Scene

Sandringham Road is brilliantly located, paving the way between Dalston and Hackney Downs station and park. The St Mark's Conservation Area centres around the parish church. The scheme of the Victorian development in which this apartment is situated was conceived by the ground landlords and the Tyson-Amhurst's between 1860 and 1870. The houses' architectural merit and detailing warranted the conservation area.

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The Grand Tour

Entry to the building is on the raised ground floor, through an arched doorway flanked by decorative columns. The apartment's front door opens into a hallway leading to the open-plan kitchen, dining and living room, which sit at the front of the plan. With an incredible row of south-facing arched windows, this room is bathed in light throughout the day. The sun illuminates the walls, which are painted in the striking and warm 'India Summer' by Farrow and Ball.

The kitchen comprises blue-painted cabinetry set against elegant worktops. Open shelves sit above, perfect for displaying earthenware. There is space for a generous dining table behind the kitchen, and the current owners use the area opposite as the sitting room. A fireplace sits in the centre of the far wall, its alcoves now fitted with cupboards and open shelves. The floor is dark blue, which chimes well with the walls.

The bedroom to the rear of the apartment has two sash windows, which frame beautiful verdant views over neighbouring gardens. With a length of fitted cabinetry, there is ample storage. This room is painted a muted and calming French Grey, set against dark-painted floorboards. A modern black column radiator is found running along one wall.

Opposite is a luxurious bathroom with walls finished with micro-cement to match the sink and bath surround. There is a separate walk-in rain shower.

The Great Outdoors

The building is set back from the road, behind a small and beautifully planted shared front garden filled with sweet-smelling roses, camellia and coral bells.

Out and About

Sandringham Road is excellently located in central Hackney. There are many fantastic restaurants locally, notably Little Duck The Picklery and Angelina's on Dalston Lane, Pidgin and Violet on Wilton Way, and Elliot's and Bright on Mare Street. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains. Near Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

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Ridley Road Market is considered by many to be the beating heart of the local community. It has run every Monday to Saturday since the 1880s and is home to over 150 stalls offering fresh produce from around the world.

Dalston Junction and Hackney Downs Overground stations are a short walk away, providing transport links on the east/west and southbound branches of the London Overground. Hackney Downs runs direct services into Liverpool Street in approximately 18 minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Tenure: Share of Freehold

Service Charge: Approx. £600 per annum

Ground Rent: N/A

Council Tax Band: C

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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.