

INIGO



Sylvester House

SYLVESTER ROAD, LONDON E8

SOLD

Beautifully finished, this one-bedroom apartment in Hackney lies on the second floor of Sylvester House, between London Fields, Dalston and Lower Clapton. Colours and materials have been masterfully curated to create a clean-lined and contemporary space that preserves the building's Edwardian integrity. Original features remain, including a series of sweeping sash windows that capture the best of the morning light.

Setting the Scene

Hackney has been known as such since the 13th century, when it was spelt as Hackenaye/Hacquenye. During the Tudor period, the land was a retreat for the nobility; Henry VIII had a palace close to what is now the Lea Bridge roundabout. Sutton House, a National Trust-managed 16th-century house close to this apartment, stands as a reminder of the area at this time.

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The area is also known for its handsome stock of 18th, 19th and early 20th-century architecture, of which Sylvester House is a stellar example. The building was built as flats in 1908 and is defined by its ruddy red-brick frontage with white detailing and charming gable ends. A pair of gates sets the building back from Wilton Way, a characterful street with a host of well-loved local provisors and pubs.

The Grand Tour

Stairs ascend to the second floor of Sylvester House, where this apartment unfolds. Entry is to a hallway grounded by chalk-coloured Mandarin Stone floor tiles.

The living space is directly ahead with a bespoke kitchen from Alfie and George Cupboards, painted in 'Pink Yellow' by Little Greene, on one side. An oak countertop runs either side of a range with an induction hob, and a deep sink with deVOL fixtures sits next to one of two sash windows in the room, both with wide sills perfect for placing books or plants. A pair of delightful Pooky lights are mounted on the wall above the kitchen and emit a comforting glow in the evenings.

The remainder of the room is used as a living space centred around a burgundy glazed tiled-backed fireplace. Here and throughout, the walls are washed in a soft ivory shade, 'Khadi' by Atelier Ellis, that complements the reclaimed pine floorboards underfoot.

Beyond lies the bedroom, which also presently comprises a desk space. A dimmer light switch from deVOL provides optimal ambience year round.

On either side of the entrance hallway are a WC and a shower room respectively. Both are smart and are well-lit by windows. Mandarin Stone tiles and Lusso Stone fixtures have been used in the shower room, and there is a wall-mounted terrazzo basin from Tikamoon.



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Out and About

Sylvester House is the heart of Hackney Central, with London Fields, Wilton Way, Lower Clapton and Dalston all within easy reach. Grade II*-listed Hackney Church and its beautiful gardens are a short walk away, the former presenting a year-round roster of live music. Hackney's oldest home, the National Trust-managed Sutton House, is also nearby. Pophams is moments from Sylvester House – ideal for a weekend morning's bakery and coffee run.

London Fields and Broadway market are a short distance away on foot. Popular eateries here include Koya Ko, Okko and deli Third Culture, with Sune and stalwart Cafe Cecilia also nearby. The park itself has a much-loved lido, an Olympic-sized heated outdoor pool open all year round. From here, Violet Cakes, The George and The Spurstowe are close for a post-dip pastry and/or pint.

Hackney Downs, a 40-acre open green space loved by dog walkers, runners and picnic-ers alike, is within easy reach. Hackney Downs Studio lies on one side of the park and is home to Tom's Pasta, Tom's Deli and bakery Brunswick East, while cosy pub The Star sits on the opposite boundary.

There are plenty of brilliant offerings on Well Street, including Shankeys, an Indian-Irish restaurant known for their signature Kerry Gold cocktail. The Kenton and The Spread Eagle, London's first fully vegan pub, are just beyond, with Victoria Park slightly further afield.

Hackney Central station is a six-minute walk away and runs Mildmay line (Overground) services, while Hackney Downs station is an 11-minute walk away and runs Windrush line (Overground) services on a north-south axis. London Fields station is also 11 minutes away on foot and runs Weaver line services towards Liverpool Street, with a journey time of approximately nine minutes. The area is also well-served by bus routes.

Tenure: Leasehold

Lease Length: Approx. 104 years remaining

Service Charge: Approx. £2300 per annum

Ground Rent: Approx. £40 per annum

Council Tax Band: B

INIGO



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.