

INIGO



Taplow House

PALISSY STREET, LONDON E2

SOLD

This brilliant one-bedroom apartment is found on the third floor of Taplow House, a Grade II-listed building set in the historic Boundary Estate Conservation Area in Shoreditch. A warm ambience is created by the restored original pine floorboards and soft white-washed walls, while natural light floods in through the original sash windows, bathing each room in a gentle glow. Taplow House is within easy walking distance of Underground and Overground transport links, excellent parks, local restaurants and independent shops, making it a wonderful east London retreat.

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Setting the Scene

The Boundary Estate stands as a remarkable testament to the pioneering era of social housing, both in the United Kingdom and globally. Designed by architect Owen Fleming and his talented team for the London County Council, construction of this historic estate commenced in 1890 and reached completion a decade later. Comprising of 23 five-storey tenement blocks, Taplow House's banded brickwork, chequered tympanums, and elegant stucco cornicing are a beautiful celebration of Victorian architectural detailing. While each apartment in the estate has a different layout, they all share common characteristics, including large sash windows, impressive ceiling heights and generous proportions. For more information, please see the History section.



The Grand Tour

Access to the block is through a shared open space shaded by a mature London plane tree. Ascending the communal staircase leads to the entrance door of the apartment, which opens into a hallway painted soft white with original pine flooring underfoot. This harmonious colour palette continues into the reception room, which extends gracefully from one end of the hallway. Natural light streams through an original sash window, which frames views of the Flemish gables and intricate stone details of neighbouring Sunbury House. The Victorian proportions of the room allow ample space for a comfortable sitting area and a well-appointed dining table. Along one wall, built-in bookshelves provide practical storage. An original cast-iron fireplace with decorative tiles adds a touch of character to the space, its deep colours contrasting beautifully with the apartment's white-toned aesthetics.

Set in the middle of the floor plan, the kitchen seamlessly connects to the hallway, creating a wonderful sense of openness. The pale grey Formica cabinetry contrasts with hard-wearing iroko worktops reclaimed from school chemistry laboratories sourced from Lasseo. Morning sun filters through the eight-pane sash window and imbues a warm glow upon the surface of the tactile Dalsouple rubber floor. The well-designed kitchen has a four-ring gas hob and a deep butler sink adorned with brass fixtures.

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At the opposite end of the hallway is the tranquil bedroom. A large sash window dominates the room and has delightful views of the estate and the leafy surroundings. With ample space for a double bed, the room also has a tall built-in wardrobe along one wall. The bathroom is next to the living room, its brass fittings harmonising with the building's 19th-century origins.

The Great Outdoors

At the centre of the estate is Arnold Circus, an ornamental garden planted with mature London plane trees and a Grade II-listed octagonal bandstand. Spanning two terraces, these beautifully landscaped gardens were created using the earth excavated during the estate's construction, initially a cost-saving measure. However, this ingenious decision has resulted in a raised vantage point for Arnold Circus, which has long-reaching vistas along the radial tree-lined avenues, making an excellent spot to relax with a book or a morning coffee.

Out and About

Positioned within the Boundary Estate Street Conservation Area, Taplow House and the surrounding buildings are of particularly special architectural and historical interest. There are seven avenues radiating from central Boundary Gardens, each lined with embellished mansion blocks that emanate a late Victorian elegance.

A short walk away from Columbia Road, Hoxton Square, and the City, the Boundary Estate is within walking distance of Lyle's, Sager & Wilde, Cave Cuvee, and Equal Parts. Just across the gardens is Leila's Shop, rustic greengrocers and café offering fresh produce all year round. The much-loved Rochelle Canteen is just around the corner for seasonal fare, set within what once was a primary school for the estate. Jolene on Redchurch Street is an ideal spot for a morning coffee and only a couple of minutes' walk away.

The ever-popular Columbia Road flower market is recommended for a Sunday morning stroll, followed by the green open spaces of Weavers Fields, which are also close by. Spitalfields and Shoreditch offer further dining, entertainment, and shopping opportunities, with restaurants including Ottolenghi, Crispin, and St. John Bread & Wine.

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Transport links are excellent; Shoreditch High Street station is a five-minute walk away for Overground services. Bethnal Green Station (Central Line) and Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan Lines) are also nearby.

Tenure: Leasehold

Lease Length: approx. 79 years remaining

Service Charge: approx. £1222 per annum

Ground Rent: £10

Council Tax Band: B

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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.