

# INIGO



## *Ickburgh Road*

LONDON E5

SOLD

This beautiful one-bedroom apartment can be found on Ickburgh Road, a quiet, coveted street with no through-access, within easy reach of Stoke Newington and a minute's walk from Clapton Station. Unfolding over two levels in a beautiful Victorian building, the apartment retains plenty of period features that have been sensitively preserved by the current owners. A warm colour palette and traditional materials have been used throughout, complementing the original features and providing a beautiful canvas for contemporary life.

### *Setting the Scene*

The current owners have designed the entire apartment with a fluency of colour and tone that is utterly sympathetic to the Victorian building it resides within, emphasising a wonderful sense of flow that belies the apartment's size.

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### *The Grand Tour*

Entrance to this maisonette is on the first floor via a communal front door and lobby area. To the right of the entrance way is a charming double bedroom with sash windows over-looking the verdant trees and private gardens beyond. Adjacent to the bedroom is a lovely kitchen and dining room with units by Hoxton based, British Standard Cupboards, warm wooden countertops and reclaimed floorboards from Lasseco. A large sash window in this room allows natural light to pour in. There is also a bathroom on this floor replete with reclaimed Spanish antique tiles and a large ceramic sink in keeping with the building's Victorian features.

Downstairs is a lovely open living area with high ceilings, an original fireplace, and a large bay window overlooking the leafy Ickburgh road. The muted palette continues here and is beautifully pared with natural materials to create a calm, considered space.

### *Out and About*

The area surrounding Ickburgh Road has a fantastic offering of spots to eat and drink, notably P.Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington. The weekly food market on Chatsworth Road is easily reached by foot in around 15 minutes and Hackney Picture House, London Fields Lido and the Grade II\*-listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby. For green open space, Millfields, Abney Park, Clissold Park and Hackney Downs are within close proximity. The apartment is in the catchment area for several highly sought-after primary and secondary schools.

For transport, Clapton Station is seconds away and runs fast and regular Overground services to Liverpool Street. There are also plenty of good bus connections nearby offering routes to the City and West End.

Tenure: Leasehold Lease Length: approx.996 years remaining Service Charge: approx.£480 per annum 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.