

For memories made
and memories to come.

Belsham Street, Hackney E9

- ◆ Stylish two-storey apartment
- ◆ Two bedrooms, two bathrooms
- ◆ Bespoke modern kitchen
- ◆ Triple-glazed soundproof windows
- ◆ Design-led interiors
- ◆ Polished concrete floors
- ◆ Copious built-in storage
- ◆ Underfloor heating
- ◆ Two courtyard patios
- ◆ Bike storage on development

An incredible oasis in the heart of Hackney, this stylish two-storey, two-bedroom modern apartment is a masterclass in maximising light and storage. It has design-led details at every turn.

Set over the ground and lower floor, the apartment forms part of a residential building designed by internationally renowned RIBA award-winning architect Amin Taha, at Groupwork Studio. Inside, meticulous thought has been given to the layout, with the position of each room capturing and maximising the beautiful natural light that pours in through the full-height windows.

Together with the interior designers at Studio Tuesday (studio-tuesday.co.uk) the current owners have renovated the entire property over the last two years, taking influence from their extensive travels. It has polished concrete floors warmed by underfloor heating and a wonderfully tactile thistle-plastered clay wall finish throughout. The neutral Paint & Paper Library colour palette of cashmere, leather, and powder pink tones tells a different story in each room, creating the feel of a Balearic boutique hotel. There is dimmable lighting throughout.

STEP INSIDE

From the street, you enter through a steel door to find your private front door at ground level.

“The apartment was designed by internationally renowned RIBA award-winning architect Amin Taha, at Groupwork Studio.”

“Dimmable lighting highlights the polished concrete ceiling, and the full-height, full-width window is fitted with bespoke double curtains in heavyweight cotton and linen.”

The hallway décor sets the tone for the rest of the apartment – with characterful polished concrete floors, pale cashmere plaster walls, and exposed warehouse-style galvanised conduit, connecting switches, sockets and handcrafted ceramic wall lights. The pine internal doors (with brushed premium stainless steel handles) have been lacquered to bring out the beauty of the wood grain and to match the pine frames of the eco-friendly, triple-glazed, soundproofed Velux windows.

Walk through to the dining-kitchen, where a swagged pendant hangs over the dining area. A feature suspended ceiling has been clad with beautiful soundproofed walnut baton panelling. These warm wood tones are echoed in the bespoke hand-stained MDF kitchen cabinetry, which was fitted last year. The cabinets have brushed brass

handles and recessed sockets, paired with a Corian worktop and splashback. There's an undermounted sink with mixer tap and integrated appliances, including a Bosch oven and combination microwave, a fridge-freezer, dishwasher, and a gas hob. Full-height windows drink in the light and give you a view down to the courtyard garden below.

Returning to the hall, you'll find the second double bedroom. It shares a similar colour scheme to the kitchen, with pale plaster walls and a run of custom-made wardrobes in sanded and stained MDF. Dimmable lighting highlights the polished concrete ceiling. The full-height, full-width window is fitted with luxurious bespoke double curtains in heavyweight cotton and linen.

Next door is a walk-in wardrobe that has a fitted clothes rail and shelving above.

Take the polished concrete stairs down to the lower floor. Note the bespoke steel handrail and the discreet shadow-gap LED lighting. Here, doors lead to both a roomy understairs cupboard (with a built-in shoe pigeonhole unit and coat hooks) and a utility cupboard,

with plumbing for a washing machine and the computer controls for the underfloor heating (the heating system, windows and the construction materials used mean the apartment has an impressive B Energy Efficiency Rating).

You'll find the living room to your left. The walnut-panelled ceiling is complemented by rich olive-green plastered walls. These reflect the courtyard greenery, seen through the full-height doors. Bespoke bookshelves and cupboards provide plenty of storage and room for display.

The baton ceiling repeats in the adjacent primary double bedroom, again accentuated by dimmable lighting. The plaster walls are a light cashmere shade, while the full-width doors open to the courtyard and are fitted with the same bespoke double curtains seen upstairs.

The earthy palette continues in the ensuite bathroom. It's newly renovated, with Lusso Stone fittings, including a pale carved stone countertop sink with bespoke wooden vanity, and a brushed brass mixer tap. It sits beneath a fitted, full-width wall mirror, lit by ambient downlighting. Toning nicely with the terracotta-hued walls, reclaimed

and sealed Bert & May stone tiles line the rainfall shower. The shower has a separate handheld attachment and a glass screen. A brushed brass heated towel rail and a wall-hung loo complete the suite.

Returning to the hallway, you'll find a separate family bathroom with cashmere plaster walls. It has almost identical fittings to the ensuite, including a shower, a wall-hung loo and a grey carved stone sink.

OUTSIDE

There are two 13-foot-long private patios. The first has a sealed, painted floor, and walls of exposed brick and olive render, to match the living room and give a seamless inside-outside feel. Exterior lighting gives a lovely evening glow, while the stainless steel planters are filled with ferns and trailing greenery. The second patio is currently used for storage but would make an ideal location for a shed, outdoor exercise space or even a plunge pool.

“Toning nicely with the terracotta-hued walls, reclaimed and sealed Bert & May stone tiles line the rainfall shower.”

Dining kitchen





Dining kitchen



Dining kitchen



Hallway



Second bedroom





Second bedroom



Stairs lower ground



Living room

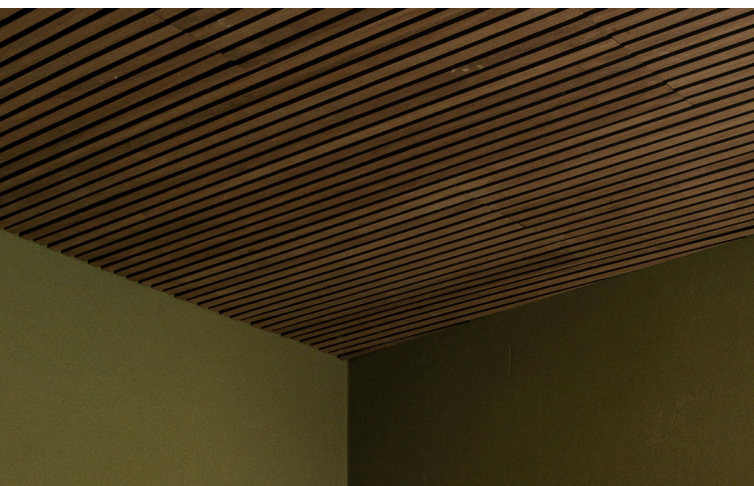




Living room



Living room





Primary patio





Primary bedroom



Primary bedroom



Primary bedroom en-suite





Bathroom



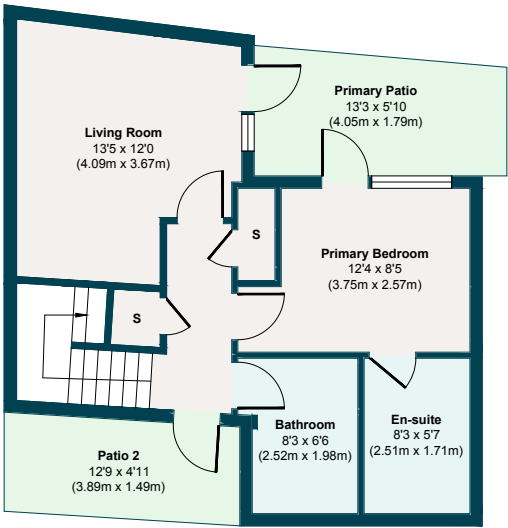
Frontage and communal entrance



Belsham Street, Hackney E9



GROUND FLOOR



LOWER GROUND FLOOR

**APPROXIMATE
FLOOR AREAS**

Ground Floor
408 SQ. FT
(37.98 SQ. M)

Lower Ground Floor
443 SQ. FT
(41.19 SQ. M)

**Gross Internal
Floor area**
851 SQ. FT
(79.17 SQ. M)

Illustration for identification
purposes only, measurements
are approximate, not to scale.

The neighbourhood

GETTING AROUND

This property is ideally located for the buzz of the East end. Hackney Central, on the London Overground, is a 9-minute walk – connecting you to the Victoria line and the many transport options at Stratford.

Homerton and London Fields stations are both a 12-minute stroll, while good bus routes (277 and 425) run to Mile End, Canary Wharf and Dalston Central.

IN THE NEIGHBOURHOOD

Belsham Street is ideally located for the buzz and amenities of Well Street, Chatsworth Road, Victoria Park village, Mare Street Market and Broadway Market, with its wealth of eateries including sushi, noodles, tapas and pasta.

The current owners particularly recommend The Spurstowe Arms; Shankeys Irish-Indian fusion restaurant; Bambi (music-led wine bar and restaurant); Bruno bottle shop and wine bar; Wilton Way Deli; and Pophams artisan bakery and café, for great sourdough bread and croissants.

Other local favourites include Hash E8 for brunch in Victoria Park village; Our Neighbours The Dumplings for (as the

name suggests) delicious dumplings; Elliot's restaurant, bar and natural wine store; The Ginger Pig farm-to-plate butchers; Zune on Broadway Market for European small plates and delicious wine with a great atmosphere; and Roman Road, with its fantastic coffee shops and market. Looking for nightlife? The Moth Club, Night Stories and Oslo are all easily walkable, before you nurse your hangover the next day with Hackney's best breakfast at The Mess Café.

You're also well catered for in terms of parks and green spaces, with Well Street Common, Victoria Park and London Fields all a short walk away. There's a plethora of local gyms to choose from, including Blok Clapton, and you're close enough to enjoy the facilities of the Olympic Park for sports and walks.

SCHOOLS

Schools in the area rated 'Outstanding' by Ofsted include Morningside Primary (2-minutes' walk), St John and St James' School (6 mins), and the popular Mossbourne Academy in Victoria Park. The Urswick School (3 mins) and Orchard Primary (9 mins) are also nearby and rated 'Good'.

A note from the owners



“This location is second to none, but once you step inside, it’s a calm escape in the middle of Hackney. The floor-to-ceiling windows are a beautiful feature that let in as much light as possible, and our favourite room is the lounge with its sense of escapism and cosiness, as well as the opportunity for inside-outside socialising in the summer. The layout and storage here have been invaluable as we’ve grown into the space as a family, and it’s meant we’ve been able to have a completely clutter-free home.”

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