



BROOKFIELD ROAD
LONDON, E9

GRANT J BATES
— PROPERTY —



A masterfully restored Art Deco penthouse blending original modernist features with sustainable modern luxury

GJB

Brookfield Road, London, E9

Freehold

- Art Deco Penthouse Loft
- Minutes from Victoria Park
- Share of Freehold
- Two Bedrooms
- Two Bathrooms
- Two Private Roof Terraces
- Off Street Parking
- Turnkey
- Dual-aspect East and West
- Ample Period Detail
- Chain Free

Description

This is cinematic loft living at its absolute finest—a historic 1937 architect's penthouse where original features have been lovingly restored alongside high-end modern luxury. Spanning a substantial 1,375 square feet of total internal floor space, every single inch of this Art Deco footprint has been thoughtfully considered and attended to. The property beautifully balances its rich industrial bones with a masterclass in bespoke British craftsmanship. Engineered specifically for effortless, highly functional living, a deliberately restrained colour palette pairs with a constant sense of space and light to create a perfectly harmonious, cohesive flow throughout the entire home. Crucially, the property has been comprehensively upgraded with running costs and sustainability at its core, combining extensive eco-modernisation with high-performance insulation to deliver an efficient lifestyle.

Victoria Adcock

Broker

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Standing completely distinct from its neighbours, this 1930s modernist statement is a notably later addition to a traditional Victorian street. It proudly showcases progressive characteristics reflecting the architectural style of the period, offering voluminous interior spaces. Double-glazed, powder-black aluminium bespoke windows bring a contemporary edge to the architecture.

Upon entering, there is a bright entrance with a laundry space just beyond that includes a brand-new AI washing machine and dryer, alongside dedicated storage. Ascending the stairs through a light and airy, galleried stairwell, the building's original steel bannister guides you up into the main living quarters.

The upper level opens into a spectacular open-plan living room, kitchen, and dining space. This social room is framed by large dual-aspect windows facing East and West, flooding the home with enhanced natural light all day long while capturing both sunrise and sunset views. The lounge area centers around a magnificent original fireplace, complete with its authentic tiles, wooden mantle, and brass surround. Hand restored oak wood panelling wraps the walls, beautifully illuminated by bespoke, matching architectural wall lights. The traditional lime plaster walls and ceilings are finished in eco-friendly, ultra-matte Keim natural mineral paint, accented by further matching wall lights.





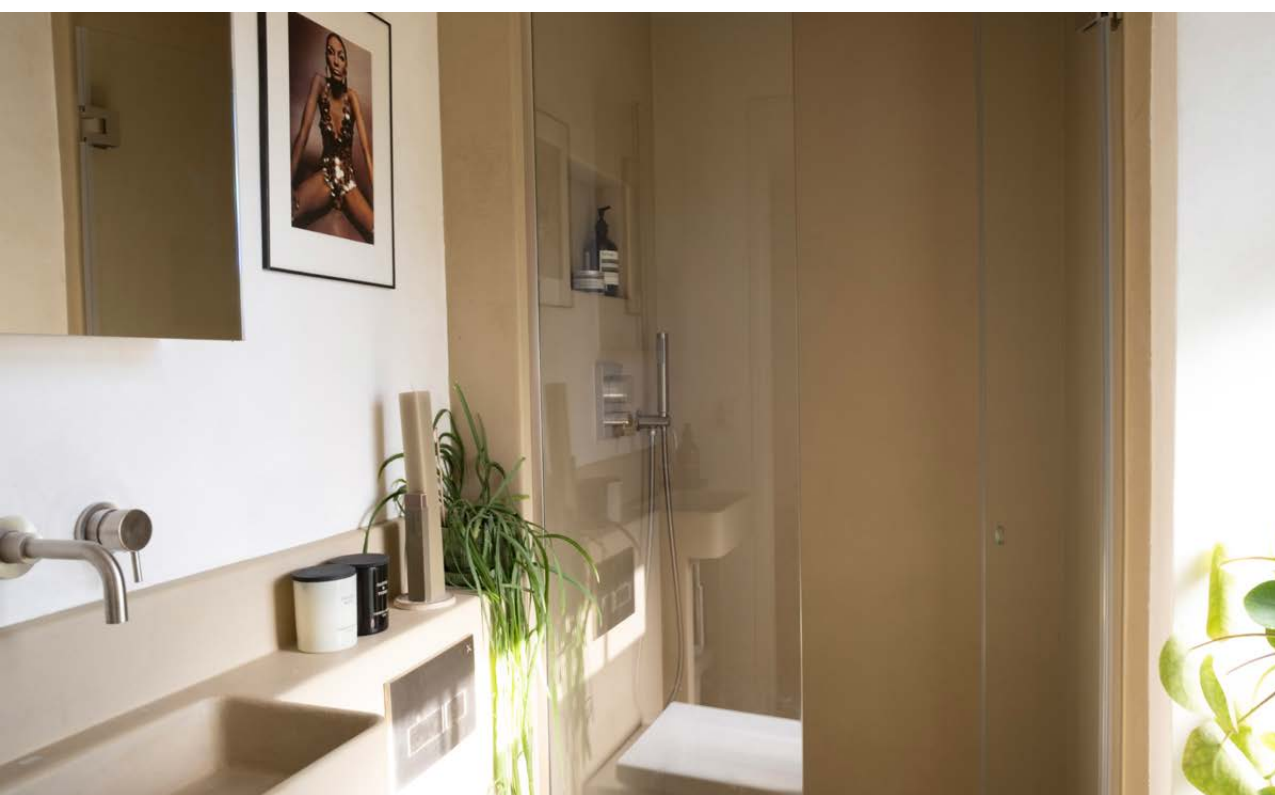
Seamless, polished micro-cement floors run continuously through every room, while advanced thermal and acoustic insulation added to the floors, walls, and ceilings pairs with zone-controlled underfloor heating for ultimate eco-friendly comfort. At night, integrated mood lighting completely transforms the space, shifting the vibe to feel more like an exclusive venue or a sleek rooftop bar built for entertaining.

The kitchen itself is a work of art, completely hand-built with oak by master designer and maker Byron Pritchard. Granite worktops anchor the space, extending into an expansive island bar with comfortable seating for four guests. Cooking is handled by a high-end Smeg induction vented downdraft hob that completely eliminates the need for an overhead extractor, paired with an integrated Smeg electric oven and grill. High-end appliances include an extra-large Neff fridge-freezer and dishwasher, complemented by a pull-out pantry that maximizes storage without breaking the minimalist lines.

The property features two bright, spacious bedrooms engineered for quiet comfort. Both bathrooms offer a striking, seamless aesthetic with a full micro-cement finish across all floors, walls, ceilings, sinks, counters, and showers. This uniform backdrop is accented by matching architectural brushed stainless steel Crosswater hardware. The main bathroom delivers a private spa experience, with a steam shower powered by a high-end Amerec generator and featuring an integrated micro-cement seat. The second bathroom serves as a refined en-suite to bedroom one, complete with a luxurious rain shower.









Extending the living space outdoors, two private roof gardens measure a spectacular 747 square feet in total, thoughtfully zoned to maximize their potential. Reached via elegant French doors, one terrace is configured as a dedicated yoga and gym space with sun loungers, creating a tranquil zen den. The second terrace acts as an al fresco lounge and dining space, perfect for entertaining against an outdoor backdrop. Both gardens are beautifully dressed with potted trees and plants, framed by the surrounding treetops and sweeping views over Victoria Park to deliver an immediate feeling of total escapism in the city.

Incredible storage options continue with a vast, additional 1,000 square feet of private attic space, offering a capacity rarely found in penthouse apartments.

Positioned in the sweet spot of E9, the property places the gates of Victoria Park and the vibrant shops, restaurants and cafes of Lauriston Village in incredibly close reach, complete with a highly coveted off street allocated parking space for one car and a Share of Freehold.

Additional Information

Local Authority: Hackney

Council Tax Band: D

EPC Rating: B





Ground Floor First Floor Second Floor

Brookfield Road

Approximate Gross Internal Area = 127.75 sq m / 1375 sq ft

Approximate Gross External Area = 68.3 sq m / 735 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.

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