

AUCOOT



ADDRESS

Clock Court, Victory Road, Snaresbrook, E11

PRICE

£800,000

DESIGNER

All & Nothing Design Studio

INFORMATION

Set within a grand period conversion originally designed by renowned architects George Gilbert Scott and William Bonython Moffatt, this thoughtfully reconfigured split-level apartment is a calm expression of contemporary living, sensitively layered to balance heritage and modernity.

Designed in collaboration with All & Nothing design studio, the apartment has been entirely reworked to reintroduce drama and tactility to it's voluminous grandeur.

On the ground floor, a monolithic Calacatta Oro island anchors the open-plan kitchen — a sculptural centrepiece in honed marble. Behind it, a concealed kitchen is tucked neatly behind panelled bi-fold doors, allowing the space to shift seamlessly between convivial hosting and quiet retreat.

A soaring double-height ceiling defines the dining area, where recycled abacá paper pendants float gently above, casting a soft, diffuse light. Oak herringbone parquet runs throughout, grounding the space in warmth, while fabricated steel-framed internal windows offer contrast and a subtle industrial edge. Tucked under the mezzanine is a cosy living area perfect for unwinding and enjoying the space as the day unfolds.

The principal bedroom sits at the rear of the apartment, with calming, framed views over a central courtyard. A bespoke low-level bed, detailed in herringbone parquet, echoes the home's tranquil sensibility. The adjoining shower room is finished in a restrained palette of nude-toned microcement, where carefully chosen materials further enhance the project's prevailing sense of calm and coherence.

Upstairs, the reimagined layout introduces a generous walk-in dressing room and a light-filled guest suite, which also serves comfortably as a study or studio. The bathroom accompanying the first-floor is finished in terrazzo tiling, with a feature-bathtub and brushed chrome sanitaryware.

EPC

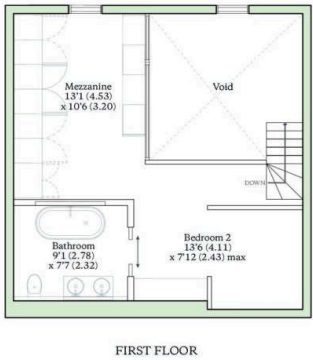
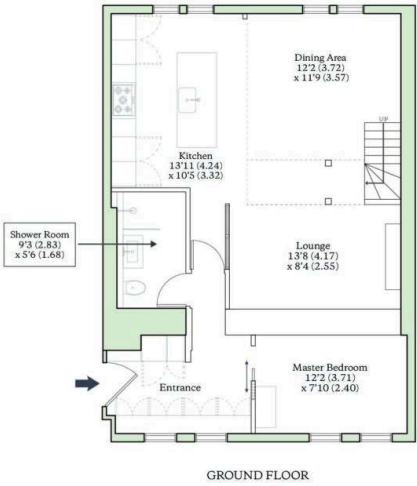
TBC





VICTORY ROAD, LONDON, E11

Total Internal Area = 1091 sq ft / 101.4 sq m
For identification only - Not to scale



AUCCOOT
RICS Property Measurements Standard