

THE MODERN HOUSE



*London E8
Sold*

Montague Road

On a tree-lined residential street between Dalston and Hackney Downs, this wonderful two/three bedroom house with private garden combines, to beautiful effect, the contemporary pursuit of light and volume with the sophistication of its Georgian origins. The house has been brilliantly extended to a design by award-winning architect David Mikhail and has approximately 1,748 sq ft of internal accommodation arranged over four floors.

The house is entered via a long corridor at raised ground level. Stairs descend to the lower ground floor which is bathed in the light of a dramatic double-height glazed portion of the rear extension. The lower level comprises the main living space where an open plan kitchen and dining room merge under roof lights and glazed bi-fold doors open to the private decked garden. There is underfloor heating beneath engineered oak flooring across the level and a guest WC to the right of the staircase. Beyond the kitchen is a fully soundproofed music and cinema room with bay windows and access to the front garden.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



Montague Road

On the upper ground floor is a double reception, arranged as a study with views over the Sedum roof extension, and living room with open fireplace and full-height sash windows to the front. Embracing the period aesthetic, cast iron radiators and stripped-wood flooring are retained along with decorative cornicing on the soaring ceilings. Original double doors between the two rooms also provide the option of independent seclusion.

On the first floor is the master suite which consists of a large bedroom, dressing area and sliding pocket door to a bathroom with walk-in shower and free-standing bath. Occupying the upper level is a second bedroom, currently used as a study, with en-suite shower room and storage in the eaves.

Montague Road is brilliantly located between the open spaces of Hackney Downs and London Fields, with Broadway Market to the south, Dalston to the west and Clapton to the east. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes, and Dalston Junction and Hackney Central are both within walking distance, providing London Overground services to Stratford International and Highbury & Islington (Victoria Line).



East London, London
Sold

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.