

THE MODERN HOUSE



*London E5
Sold*

Dunlace Road

This wonderfully bright Victorian terraced house, with private garden, can be found on a quiet residential street in Lower Clapton. The house is arranged over three principal storeys with four bedrooms and internal accommodation of approximately 1,750 sq ft.

Entry is to a ground floor entrance hallway. On the right is a double reception room with bay window at the front, shuttered windows to the garden at the back, and a log burner. The kitchen beautifully combines stainless-steel cabinets with Iroko worktops salvaged from a former science laboratory. Timber-framed glazed doors open to a paved portion of the garden which extends approximately 36ft, becoming lawn toward the rear. Also on this level are steps down to a large unconverted basement, currently used for storage.

With the exception of the kitchen, floors are stripped wood throughout. The original staircase ascends to the first floor where there is a utility room / WC and an expansive bathroom with Velux roof light and vaulted mono-pitch ceiling.

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

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Rising a split level, there are two double bedrooms, the larger with south-facing arched-sash windows, the smaller with built in wardrobe and a view to the garden. On the second floor are two further bedrooms mirroring those below, the larger with a cast-iron fireplace.

There is a generous loft space with the potential for conversion, and the house was recently re-wired and fitted with a new combination boiler.

Dunlace Road is excellently located close the centre of Lower Clapton and a short walk from Chatsworth Road, an incredibly popular and ever-developing area of East London. As well as a sophisticated collection of shops, cafes and pubs, the street gives way on Sunday to a weekly market with a delectable mix of food stalls and artisanal producers. The green spaces of Victoria Park, Clapton Pond and Hackney Downs are all a short walk away.

Homerton is the nearest station, running London Overground services to Highbury & Islington in one direction and Stratford in the other. Trains via Hackney Downs station reach Liverpool Street in around 12 minutes.

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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”.