

## THE MODERN HOUSE



Chailey Street  
London E5

£1,475,000 Freehold

Perfectly positioned on a corner plot, with views towards Millfields Park, is this four-bedroom end-of-terrace house with private garden and separate double garage. Designed by Gary Tynan of award-winning Studio 304 architects, the conversion was completed in 2017.

Entered across a small front garden, accommodation is on three floors and measures approximately 2,000 sqft internally. The traditional Victorian façade belies a bright, modern interior that has been innovatively extended to the rear.

To the left of the entrance hall is a double reception room with original bay window to the front, and large internal picture window that looks through to the dining room a half level below. The relief of the plot drops away towards the rear of the house, opening up views towards Millfields Park behind.

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The kitchen and dining room occupy a wonderfully bright open-plan space, half of which has a fully glazed roof that connects to high-level clerestory windows. The kitchen is arranged around an island and has a garden-facing bay window, with built-in window seat.

The lower ground level has been fully excavated to create two rooms with unusually high ceilings. There is a study / cinema room, which has been fully wired and sound-proofed, a utility room, shower room and large under-stair storage cupboard. Permission has been granted to install a bay window and lightwell at lower ground level, creating an excellent fourth bedroom.



The first floor has three bedrooms and a large family bathroom. The master bedroom has fitted wardrobes and a working fireplace. The loft space, accessed via a drop-down ladder, has been fully converted by the previous owners. There is a precedent along the street for rear dormer windows in the roof spaces.

At the far end of the garden there is a brick-built double garage that has separate access from Fletching Road, an ideal opportunity for a home office or studio.

The house is excellently located just off the 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 weekend market with a tantalising mix of food stalls. The green spaces of Millfields Park, Clapton Pond and Hackney Downs are all a short walk away.



Clapton is the nearest station, running London Overground services to London Liverpool Street via Hackney Downs in around 12 minutes.

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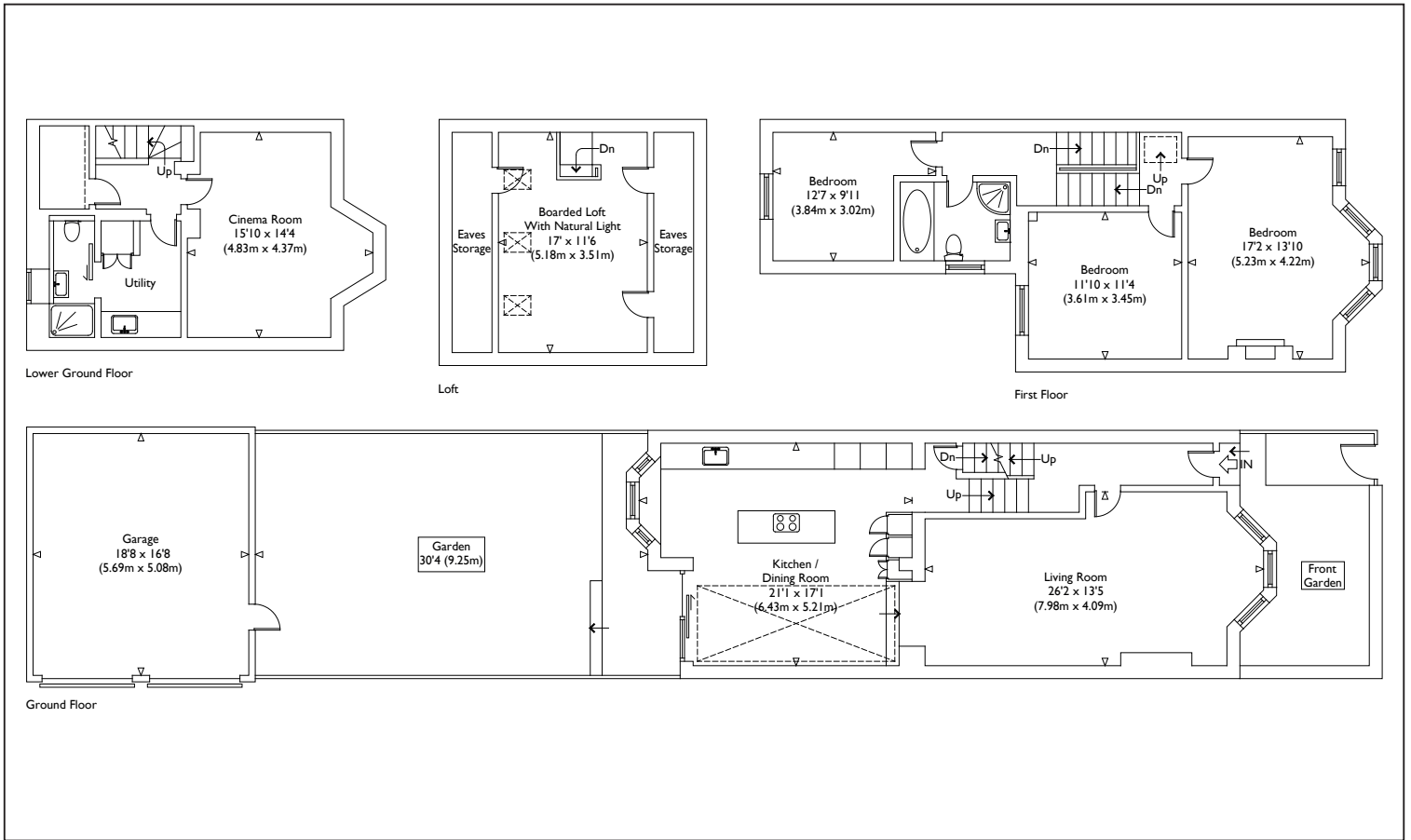


Illustration for identification purposes only, measurements are approximate, not to scale.

CHAILEY STREET, LONDON E5



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Approximate Gross Internal Floor Area : 2065 sq ft / 191.8 sq m (Including Loft Space and Eaves Storage, Excluding Garage)  
 Approximate Gross Internal Floor Area : 2376 sq ft / 220.7 sq m (Including Loft Space, Eaves Storage and Garage)