

THE MODERN HOUSE



*London E5
Sold*

Chailey Street

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.

THE MODERN HOUSE



Chailey Street

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.



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”.