

THE MODERN HOUSE



Charnock Road
London E5

£1,350,000 Freehold

This beautifully proportioned five-bedroom Victorian house is ideally positioned on Charnock Road, a quiet and leafy residential terrace in Lower Clapton. An extensive renovation of the entire internal living space, extending to around 2,056 square feet arranged over three floors, combines a stunning contemporary aesthetic with period details, and all the practical considerations required for modern living.

On entering via the front courtyard, the exceptional attention to detail is immediately evident in the beautiful oak flooring underfoot, consistent throughout the building. The generous entrance hall houses a washroom and substantial storage space, cleverly concealed behind the clean lines of bespoke cabinetry.

An elegant internal glazed door introduces the principal ground-floor living space and open-plan kitchen, with hi-specification appliances and a sophisticated integrated

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sound system. The impressive central living area is flooded with natural light from the glazed bi-fold doors which, when extended, seamlessly merge the interior space and south-west facing garden. A utility room is located in the basement, equipped with laundry appliances and a 3,000 litre water tank.

The exceptionally well executed open-tread staircase, combining engineered oak with a glass balustrade and steel handrail, opens up the central body of the building, with dynamic skylights overhead harnessing natural light through the stairwell. Two spacious double bedrooms sit to the rear of the first floor, overlooking the garden, and an expansive third bedroom, currently a music studio, spans the entire width of the house. The master suite, a further bedroom and a second bathroom are nestled in the high-vaulted loft conversion.

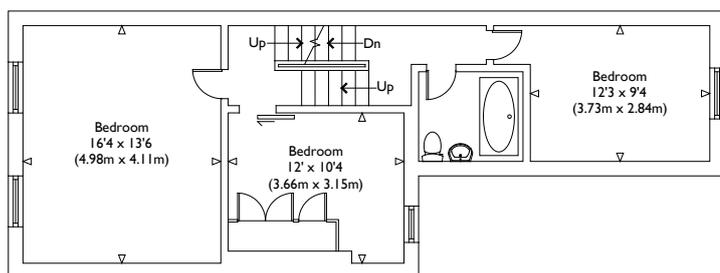


Clapton has a fantastic offering of places to eat and drink, notably Charles Artisan Bread and My Neighbours The Dumplings on neighbouring Lower Clapton Road. The weekly food market on Chatsworth Road is easily reached in under fifteen minutes by foot and Hackney Picture House, London Fields Lido and the Grade II* listed St John at Hackney, an eighteenth-century chapel and live music venue, are also located nearby. For green open space, Hackney Downs is within close proximity.

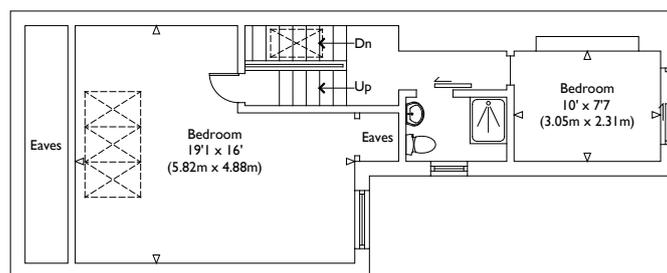
The area is well serviced with transport links: Clapton Station, Dalston Kingsland, Hackney Central and Rectory Road are all within easy walking distance.



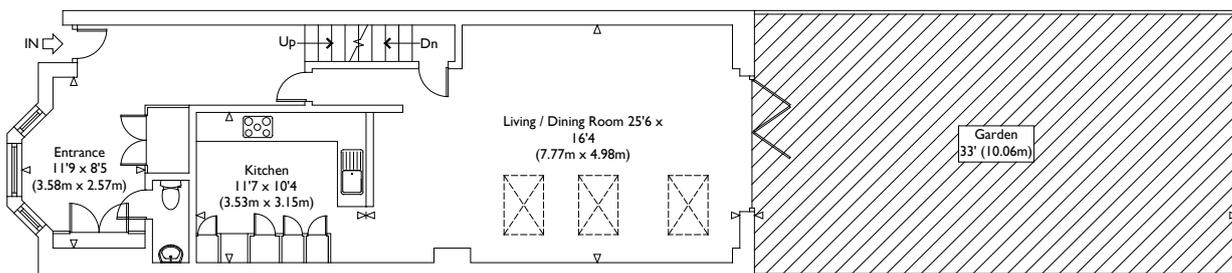
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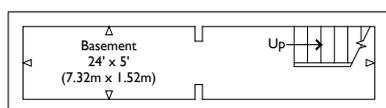
First Floor



Second Floor



Ground Floor



Cellar



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

VIEWING ARRANGEMENTS
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CHARNOCK ROAD, LONDON E5

Approximate Gross Internal Floor Area : 2036 sq ft / 189.1 sq m (Including Eaves)

