

THE MODERN HOUSE



*London E8
Sold*

Greenwood Road

Set behind a courtyard garden on a quiet residential street close to Hackney Downs is this wonderful two-bedroom modern interpretation of the Georgian-terrace villa. The house, constructed in rough-sawn, loadbearing European oak, occupies the site of a former pub garden and won architects Patrick and Claudia Lynch a national architecture award in 2006.

Internal accommodation extends to approximately 1,026 sq ft and is arranged over three floors. The property is entered at ground level via an electric gate through an off-street parking area and sunken walled garden. The white ceramic-faced brick exterior is continued in the kitchen and dining room, and a large glazed timber-framed door acts as a movable wall to provide a seamless interaction with the outside space. On this level there is also a family bathroom.

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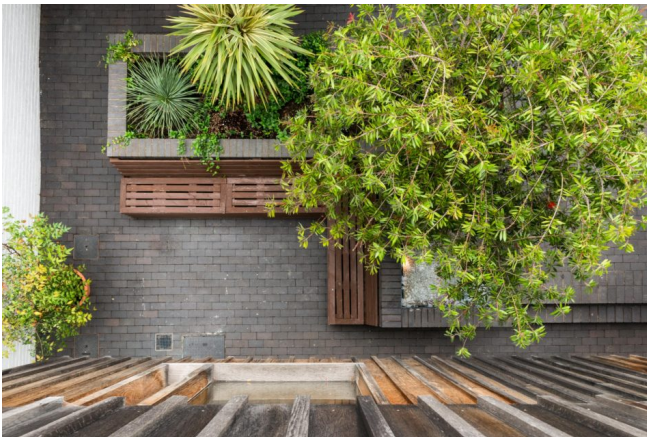


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The footprint of the upper floors extends beyond that of the lower level as exemplified by the one-metre cantilever of the timber frontage. A simple plywood timber skin comprises step, wall and soffit of the exquisite staircase, which ascends to the first floor where there are two double bedrooms, one with en-suite shower. Broad-sectioned structural beams are left bare throughout, resulting in an engaging interior reminiscent of Tudor form, with natural light abundant in every room through generous glazing and numerous roof-lights. On the top floor is a large L-shaped living space with bi-fold doors to a front-facing balcony.



Greenwood 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).



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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”.