

THE MODERN HOUSE



*London E5
Sold*

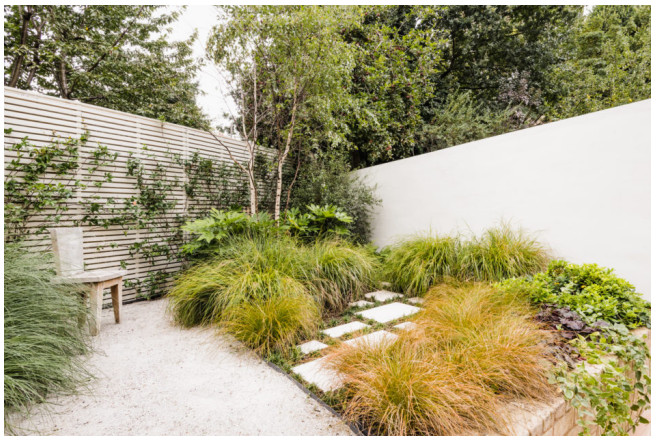
Powerscroft Road II

This remarkable townhouse on Powerscroft Road is the result of a skilful remodelling by designers Daytrip.studio to create an elegant and sophisticated four-bedroom home with an engaging landscaped rear garden.

The design has completely transformed the original four-storey house, adding a wonderful open-plan living space at lower ground level that opens to the garden, and a mansard roof extension that incorporates a large additional bedroom and en-suite bathroom. All the windows have been replaced with new double-glazed wooden sashes.

The house is set back from the road behind a front garden that contains a light-well to the lower floor. Stone steps lead to the front door positioned a half-level above the street, giving way to a bright hall. A fully glazed door, to the left, opens to a double reception room laid with limed-oak floors and a bay window that looks onto the quiet street.

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The lower ground floor is a wonderfully devised room containing a kitchen, dining area and second reception space with built-in oak shelving. The neatly bespoke kitchen, positioned at the back of the house, mixes Douglas fir cabinetry with a clean-lined honed Evora marble offset against the polished-concrete floor. The concrete runs seamlessly out to the rear patio through fine-profile sliding doors (by Perla), that frame a lovely view of the tiered landscaping when closed. Beneath the stairs there is a cleverly orientated utility space and WC.

The garden is designed by Lauren Tyler of Tyler Goldfinch, arranged over two levels to better connect with the interior living space. The lower level provides a patio for an outdoor dining table conveniently located next to the kitchen, whereas the heavily planted upper level traps the sun.

The first floor is entirely occupied by the master bedroom and its beautiful en-suite bathroom. The bedroom spans the width of the house with plenty of space for all the necessary wardrobes and built-in cupboards that surround the bed. The bathroom is partitioned using a metal-framed glazing that can be made more private by lowering a recessed blind. The bathroom itself is designed in an elegant Classic Calacatta marble from Mandarin Stone, paired with Studio Ore taps and fittings.

The second floor has two good-sized double bedrooms and a shared bathroom with separate walk-in shower and bath. The staircase to the upper floor is bathed in light from a picture window on the landing, and gives access to a single large bedroom that provides a flexible space that could also be a home office. The room has lots of eaves storage and an en-suite shower room.

The design throughout the house is artful and generous, having been conceived by designers Daytrip.studio, with styling by Béton Brut and Laura Fulmine, lighting by Fabio Cristini (There's Light) and landscaping by Lauren Tyler (Tyler Goldfinch), to create a completely curated space, an exercise in the use of exciting techniques and high-quality materials. Daytrip's work is characterised by a strong understanding of the existing building, a natural awareness of style and an intelligent use of materials. Their references are broad, they believe in laying the foundations of a concept. They reference both contemporary and classic influences in projects and partner with artists, designers and makers.

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Powerscroft Road is very well located on the quieter residential streets of Lower Clapton between London Fields, Chatsworth Road and Clapton itself. An increasingly popular area, there is a lively selection of independent shops, cafes and restaurants nearby such as My Neighbours The Dumplings, P Franco, Peg and Les Nenettes, and specialist food suppliers L'epicerie and Organico. There is an excellent Sunday market and a number of good pubs in the area such as The Elderfield, Adam & Eve and The Spread Eagle, London's first vegan pub.

Local Millfields park, the canal and the marshes are all a five-minute walk away and a fantastic escape amidst the urban setting. The canal path leads to the Olympic Park.

A short walk to the west, across Hackney's Mare Street, are the green spaces of London Fields. There are many fantastic restaurants locally, notably Lardo on Richmond Road, the recently opened Angelina's on Dalston Lane, and Pidgin and Violet on Wilton Way. Weekly markets also take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Lower Clapton is a wonderful area for families with some excellent schools, including Rushmore Primary (Ofsted Good), Millfields Primary (Ofsted Good) and Clapton School for Girls (Outstanding). The house sits within the catchment area for Rushmore Primary school.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Hackney Downs station has direct services to Liverpool Street and Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central 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”.