

THE MODERN HOUSE



Terrace Road, London E9
Sold

The Makers House II

The Makers House is a newly completed four-bedroom villa by the highly praised architects Liddicoat & Goldhill, located within a short walk of Victoria Park Village and Well Street Common. It offers soaring, light-filled living spaces and a beautifully crafted interior.

The accommodation measures approximately 2,387 sq ft over four storeys. On the top floor, two private studio bedrooms, top-lit from north light, flank a bright bathroom with separate shower and bath. At first-floor level, a guest bedroom with en-suite bathroom faces Terrace Road; to the rear is an expansive master bedroom suite with its own study and dedicated dressing room. The bedroom itself is linked to an open-plan bathroom, separated by a massive textured wall that slides to one side to separate the spaces. The upper floors feature large, naturally lit landings designed for displaying art or special furniture pieces.

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At ground floor and basement, a multi-level 'broken plan' arrangement creates a variety of living spaces within a single volume. The West-facing sitting room provides a formal space at a raised level which looks down onto the bespoke hand-built kitchen and dining area. The rear facade at ground level is constructed from three large pivoting glazed doors (two of them full-height), which open out to the courtyard garden. Stairs lead down from the kitchen to the basement, where there is a dedicated utility room, larder and snug / TV area.

The Makers House is so-called because of Liddicoat & Goldhill's commitment to hand-assembled materials and the highest levels of detailing. For example, the various spaces on the upper floors are unified by a richly coloured and durable Rhodesian mahogany parquet floor reclaimed from Hove Fire Station in the 1970s. The architects took a scientific approach to maximising natural light in the living spaces; careful CAD modelling of the site and its surroundings allowed them to adjust the building's form and windows to capture sunlight at key parts of the day.

The Makers House stands between two pairs of tall mid-Victorian villas that once stood opposite Terrace Lodge, a substantial country house. It is situated to the north of Lauriston Road, adjacent to the wide green spaces of Well Street Common and a short walk from Victoria Park. There are bus routes on Well Street / Cassland Road into the City and Canary Wharf. Nearby Orchard Primary School is rated Outstanding by Ofsted.



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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”.