

THE MODERN HOUSE



*London E8
Sold*

Queensbridge Road

Located within a short walk of London Fields and Broadway Market, this Grade II-listed semi-detached house combines the charm of the early-Victorian era with the open spaces and natural light of modern living. It has been extended with great skill by 51 Architecture, who have added a timber-clad tower over three storeys. The project was carried out for a Norwegian artist and received a prestigious RIBA Award in 2008.

The house is set back behind a front garden with off-street parking for two cars. Internally it offers a flexible layout, with approximately 1,782 sq ft of accommodation. It is entered on the raised ground floor, where there is a typically Victorian arrangement of a double sitting room with doors in the middle. In the extension to the rear is a wonderfully warm and cossetting study / bedroom, which is lined in plywood. A 'panorama' window at desk height provides views of the garden, and, looking back the other way, a vertical glass slot frames the view of the plane tree – one of the original avenue planted by the Georgians.

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At the front of the house on the lower ground floor is a bedroom with kitchenette, which would work equally well as a playroom or TV room. It has use of a shower room across the hallway. To the rear is a hugely uplifting kitchen and dining room, which is extensively glazed and opens up seamlessly to the garden. The larch cladding of the extension continues internally to form the ceiling for the kitchen, where the units have been treated like pieces of furniture that help to define the space. The garden is very well proportioned, with an outside seating area and a step up to a lawn with borders and a mature chestnut tree.

On the first floor of the 'tower' extension is a spectacular master bathroom, which doubles as a yoga room and has a hammock for evening stargazing. There is a clawfoot bath and a large separate shower. There are two double bedrooms on this floor, as well as a single room that the current owner uses as a dressing room.

The house has a large loft space, which offers potential scope for conversion, subject to planning permission. There is underfloor heating in the kitchen and the bathrooms.

The house is located within a short walk of London Fields and Broadway Market, with its weekly organic farmers' market, gastro pubs, restaurants and shops. Nearby Victoria Park Village is home to the Ginger Pig butcher and a variety of excellent convenience stores, pubs and restaurants. Haggerston station (East London Line) and London Fields BR station provide convenient access to the City, West End and Canary Wharf. Dalston Junction has been proposed as a station on the Crossrail 2 route. Queensbridge Primary School is rated 'Outstanding' by Ofsted.

East London, London
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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”.