

THE MODERN HOUSE



*London E9
Sold*

Victoria Park Road

This fantastic four-bedroom house, with private garden and large separate studio, is ideally situated on Victoria Park Road, overlooking the green open expanse of the eponymous Conservation Area. The property has been entirely renovated to a dynamic and energetic design by the architect owners, with internal accommodation extending to approximately 1,609 sq ft overall.

Entry is through a gated front garden to a largely open-plan ground floor. A double reception with original stripped-wood flooring and soaring ceilings is flooded with light from south-west facing Velfac glazing in the front bay windows. The second living room contains a wood-burning stove and a wall of built-in storage concealing a larder and fridge-freezer.

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The kitchen extension is clad in larch, with an integrated bench and stainless steel worktops, and a long roof light over the dining area. Glazed bi-fold doors open to an enclosed garden with artificial grass, decked seating and raised concrete planters along one side. The raised studio, with insulated walls and ceiling, is clad in OSB internally and has a galvanised steel outer. There is a shower and WC, and independent rear access. Planning permission is in place for the space to be dug-down to the same level as the garden which would allow for a mezzanine level.

The first floor is arranged over split levels, with two bedrooms at the rear, a family bathroom, and a master bedroom with vaulted mono-pitch ceiling and en-suite shower room. Utilities occupy a cupboard on the landing. On the upper level is a further bedroom, clad in plywood, with exposed brick walls, and a separate WC.

The house is brilliantly located between the pubs, shops, restaurants and Sunday markets of Victoria Park Village, Hackney Wick and Chatsworth Road. Homerton and Hackney Wick stations are equidistant, running London Overground services to Highbury & Islington (Victoria Line) in one direction, and Stratford International (Jubilee Line) in the other.



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”.