

THE MODERN HOUSE



London E3
Sold

Zealand Road

This remarkable four-bedroom house, with private garden, is positioned on Zealand Road, a terrace of Victorian townhouses a stone's throw from Victoria Park. It was recently the subject of a complete contemporary renovation and extension by multi-award-winning architect Chris Dyson.

Internally the house has undergone a major refurbishment which sought to celebrate and enhance the period features while drawing a dramatic contrast with the new extension, which features a striking contemporary kitchen and dining room, which opens out onto the landscaped garden.

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Chris Dyson Architects, specialists in the architecture of historic conservation, oversaw the renovation which focused on maximising the flow of natural light, as well as the loving restoration of features such as the stained glass in the front door which was produced using traditional methods. Cornicing was replaced using traditional designs with curved sections and new shutters were restored flanking the windows in the reception room. Additions of new plumbing, electrics, cast-iron radiators, underfloor heating were also made.

Entry is on the raised ground floor and into a hallway with original floorboards running underfoot and beautiful plasterwork on the ceiling. To the right is a large double reception room which extends the length of the original part of the house and has large sash windows at each end. There is an antique fireplace in each room with a wrought iron hearth and a marble surround.

At the end of the hallway is a fantastic large bedroom currently used as a study, with a tall mono-pitched ceiling with skylights and views over the garden through new sash windows.

A bespoke plywood staircase leads to the lower-ground floor, home to an expansive open-plan kitchen and dining area. The kitchen has stainless-steel countertops, a large integrated sink and Neff, Smeg and Miele appliances such as two pyrolytic ovens, one with a steam cooking feature and separate Smeg warming drawers. A polished-concrete floor runs seamlessly into the beautifully landscaped garden forming a patio, with steps which double as benches leading up to the rear planted section and lawn.

The west-facing extension is bathed in light through floor-to-ceiling sliding glazed doors and a full-length rooflight constructed from a single expansive sheet of glass. The structural beams have been exposed and painted a bright yellow.

Towards the front of the house on this level is a generous shower room and WC, and a double bedroom, with beautiful reclaimed parquet floors and a walk-in wardrobe.

Upstairs at the top of the house is the bright master bedroom which enjoys the morning sun through two original sash windows. Fitted wardrobes run the length of one side of the room and have motion-activated lights within. On this floor there is another double bedroom and a shared bathroom with a freestanding cast-iron bath, wood-panelling and elegant marble tiles. There is an attic space with a mansard roof, which several neighbours have previously extended into.

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Zealand Road is in the Driffild conservation area, a sheltered series of well-preserved Victorian streets with a wonderful sense of community, which surround the Chisenhale Gallery and Dance Space. At the end of the road is Zealand Café which serves great coffee, cake and simple food. This leads to the Roman Road which has a variety of small shops, cafes and restaurants, with new additions such as Mae + Harvey alongside the traditional street market, making Bow an engaging part of London's East End. Close by is Whole Fresh, an excellent greengrocer and Roman Road market which runs three times a week. Established in 1888, the market survived the influx of covered shopping centres in the 1970s, and continues to thrive as an East London tradition.

Victoria Park, home to Pavilion Café, is a five-minute walk away. Just the other side of the locally-loved green space, Victoria Park Village has a wonderful local food and drink scene, with Ginger Pig butchers on Lauriston Road, Bottle Apostle and Jonathan Norris Fishmongers. This part of town has some excellent pubs, and there are also many lovely parks. Regent's canal connects Victoria Park to Mile End park and further east is the Queen Elizabeth Olympic Park.

Liveable Streets Bow is a £5million project being delivered by Tower Hamlets Council and TfL in consultation with The Roman Road Trust. Now in the final phase of consultation, they propose various measures to reduce traffic in Bow, including making Roman Road pedestrianised from 10am to 4.30pm every day, while also widening pavements, planting trees and creating more public space.

Mile End and Bow Road stations (Central Line, District and Hammersmith & City) are a short walk away to the south.

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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”.