

THE MODERN HOUSE



*London E8
Sold*

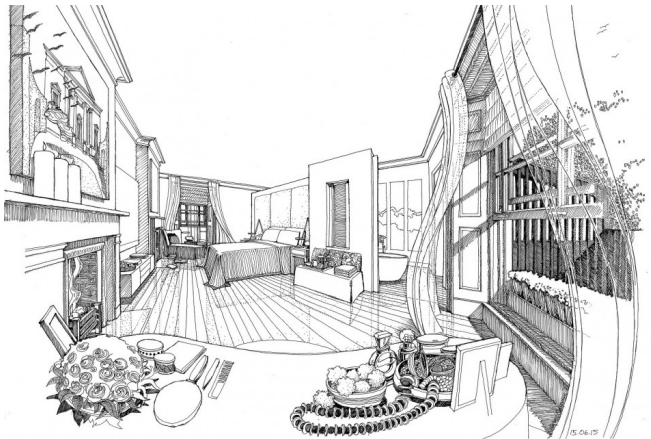
Lavender Grove

A very rare and exciting opportunity to acquire a detached contemporary house of approximately 3,370 sq ft on one of the best roads in London Fields.

The property occupies an outstanding secluded site in a Conservation Area, tucked away behind the building line and accessed via a private walkway from Lavender Grove. The existing Victorian house is in the process of being substantially extended and renovated to a high specification, combining the charm of a period house with the high-quality facilities of a new-build. It is anticipated that the house will be completed and ready for occupation in Spring 2016.

The accommodation will be arranged over three floors, comprising five / six bedrooms, including a large master bedroom with dressing room and en-suite bathroom, four further bedrooms, a sitting room, and an open-plan kitchen, dining and reception room. There is the potential for a granny annexe or home office on the lower ground floor, with its own access.

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The house will have outstanding natural light. There is a double-height area with a huge skylight above, and a series of courtyards that punctuate the plan. The house has a terrace with steps down to a 20m-long west-facing lawned garden with a large mature tree.

The existing house that occupies the site was the first in the area to be built, and was used as a show home by the Victorian developers. Lavender Grove was originally intended to be a continuation of it, but the plans changed and the street was eventually built at ninety degrees to it, leaving this property on its own in the middle. As a result, it is an intriguing example of a detached “terraced” house.

Lavender Grove is within a short walk of London Fields and Broadway Market, with its weekly organic farmers’ market, gastro pubs, restaurants and shops. Victoria Park Village is also within easy reach. Haggerston station (East London Line) and London Fields BR station provide convenient access to the City, West End and Canary Wharf. Nearby Dalston Junction has been proposed as a station on the Crossrail 2 route.

Please note that the aerial map view pictured here shows an approximate outline of the property, and is not to be relied upon. Buyers are advised to inspect the planning permission and Land Registry documentation to ascertain the precise boundaries.

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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”.