

THE MODERN HOUSE



*London E8
Sold*

Mapledene Road

Situated on one of the best streets in the Graham Road and Mapledene Conservation Area, this handsome three-bedroom Victorian terraced house was sensitively refurbished and extended in 2006 by the renowned design consultancy Brinkworth. It now incorporates a large family kitchen/dining area in addition to its original, well-proportioned, rooms. High ceilings give a wonderful feeling of space throughout.

From the entrance, the traditional layout of the property has been retained, with a living room and linked study accessed from the hallway. A south-facing bay window illuminates the space, and a reeded-glass window looks into the kitchen from the study. There is a WC underneath the stairs, and a cellar follows the footprint of the hallway above, accessed via a hatch in the floor.

The extended kitchen/dining room has a clean simplicity, with plenty of built-in storage and great views into the garden through glazed timber doors which slide discreetly out of sight. Skylights above both the kitchen and dining area further enhance the natural light.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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A decked area leads out from the dining room and takes advantage of the afternoon and evening sun. There is a well-maintained lawn, and a covered storage area to the side return of the house.

Stairs from the hallway lead up to the master bedroom at the front of the house, with built-in storage. There is a good-sized second bedroom (also with built-in storage), a bathroom and an additional bedroom overlooking the garden to the rear. There is also potential to convert the roof space into a habitable room (planning permission was granted but has now expired).

With the exception of the kitchen and bathroom, timber floors have been retained and painted throughout the property.

The house is perfectly located a few minutes' walk from London Fields and its lido, and there are also a number of great restaurants, coffee shops and bars nearby, particularly around Broadway Market. Nearby Victoria Park Village is home to the Ginger Pig butcher and a variety of excellent convenience stores.

There are outstanding schools within easy reach (including Queensbridge Primary and Gayhurst Community School), and the area is well served by public transport, with Dalston Junction, Haggerston and London Fields all sitting on the Overground line and within 15 minutes' walk.



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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”.