

THE MODERN HOUSE



*London E5
Sold*

Powerscroft Road III

This wonderful three-bedroom Victorian terraced house has been refurbished and extended to an exemplary standard by Kleinmann Frydenbø Architecture.

The ground floor contains an entrance hall with hooks for coats, and a double reception room with a bay window at the front and doors to the garden at the rear. The extension contains a magnificent kitchen / dining room with a picture window overlooking the garden. The garden extends to 42ft, and has a patio, a lawn, and a secondary seating area to the rear where there is a built-in BBQ.

On the first floor there are two double bedrooms, both with bespoke floor-to-ceiling storage, a bathroom, and a third bedroom or study with a sleeping platform accessed via a ladder. The property also has a cellar with space for a washing machine and dryer, as well as general storage.

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Despite its period façade, this is a thoroughly modern house with a Minimalist finish and engaging living spaces. As part of the refurbishment by Kleinmann Frydenbø Architecture in 2008-09, all of the services were replaced – gas, plumbing and electricity. There is underfloor heating in the kitchen/dining area, and a new low-energy central heating system run off a combi/boiler with megaflo water tank. A new gas fire has been installed in the front sitting room.

Powerscroft Road is located close to the shops, cafés and delis on Chatsworth Road, which also has a Sunday farmers' market, and Lower Clapton Road. Hackney Central and Clapton stations are within walking distance, and large areas of open space can be found at Millfields Park and Hackney Downs. The house is within the catchment area for Rushmore School and Millfields School.



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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”.