

Story of Home





“A thoughtfully restored Victorian terraced house, bringing the best of Scandinavian and Japanese design to Hackney, East London.”

When I bought the house in 2011, a Victorian terrace in Hackney, I think it was the quickest sale the estate agent had ever made. When the house came up, I called the agent within a few minutes of it going online. I went to look around it with my sister, and made an offer that was accepted on the same day!

Japanese influences. I personally love the use of wood and light in Scandinavian design, so with the help of my friend and architect Tom Kanika who is Japanese, we decided to blend the two!

Everything about the design is both intentional and thoughtful. I spent a year living in the house before building work started. I observed how friends and family moved around the space, how the light falls in each room at different times of the day and in different seasons.

The house was originally built in 1860 and captured my imagination as soon as I saw it. As a trained architect, I knew exactly what I was looking for, and had a pretty tight search. Given my budget at the time, I was looking for a renovation project, and this house had huge potential.

The renovation began with an extension to the living space on the ground floor. I created a light and open kitchen that flows out onto the garden, perfect for the summer months, but with the flexibility to enclose the space and make it feel cosy in the winter.

Clearly everyone who lived here before me cared for and respected the house. Almost all the original features remained intact, unlike most of the other houses on the street that had been heavily modernised in the 1980's.

I really wanted a view through to the garden when you walk in the front door, and the end result did not disappoint.

The renovation itself was inspired by both Scandinavian and



In-keeping with the Scandi aesthetic, we used a lot of wood throughout in the downstairs space.

Norwegian spruce was used for the internal wood panelling, on the wall behind the reading 'nook', and cedar for the externally panelling at the back of the house. The kitchen was built bespoke, using birch plywood, complemented by an unpolished concrete floor, and exposed timber rafters.

The upper floor has been opened up to create "an unfolding sequence of rooms," with a new shared family bathroom and a dressing room that doubles as a home office.

I added a new top floor to the house and created a primary bedroom with an en-suite, which has the feel of a private retreat. Large skylights and windows in the bedroom makes the space feel expansive.

A cedar-clad skylight above the shower in the en-suite provides

uninterrupted views of the ever-changing sky.

I created clever integrated storage solutions wherever possible. All the vertical surfaces of the en-suite are utilized as cabinets, there's a perfect spot for everything, which is genius in such a small house.

The design of the garden was equally important, as I love hosting parties in the summer. The garden has integrated high quality speakers, lighting and even a projector screen so you can host your own outdoor movie night!

The local area, Victoria Park, gets better and better every year. There's always something new to try, and places to go and you can't beat weekends in Hackney.

You can pick up a loaf of bread from Pophams or the Dusty Knuckle, spend the day wandering around to Broadway Market, then head to Nest for dinner, think of a Michelin-standard tasting menu but without the Mayfair price tag!

“ Everything about the design is both intentional and thoughtful. I observed how friends and family moved around the space and how the light falls in each room. ”













Balcorne Street

E9

£1,575,000

FREEHOLD
COUNCIL TAX BAND B
EPC RATING

- Thoughtfully Redesigned
- Victorian Family Home
- Original Features
- Four Fireplaces
- Sash Windows
- Extended Kitchen with Vaulted Ceilings
- Reading Nook
- Study
- Primary Bedroom with En-suite
- Further tow bedrooms
- Large Family Bathroom
- Dressing Room and Home Office
- Large Landscaped Garden

0207 867 3999

hello@storyofhome.co.uk

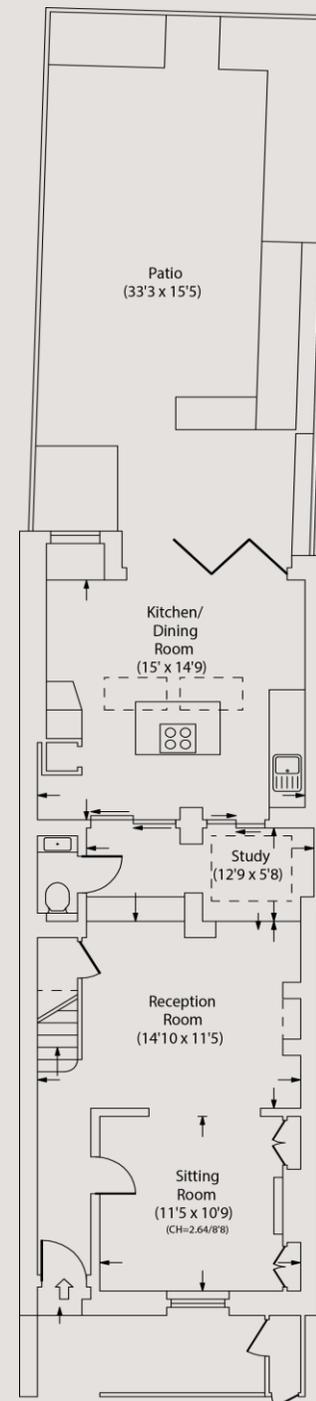
www.storyofhome.co.uk

Story
of Home

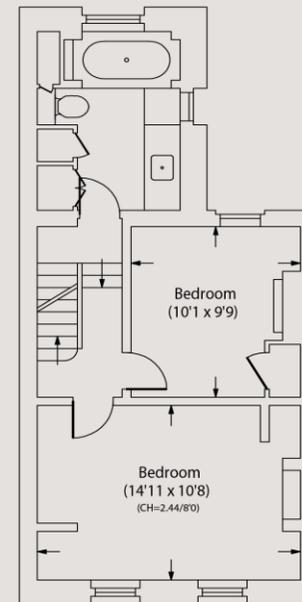
Balcorne Street, E9



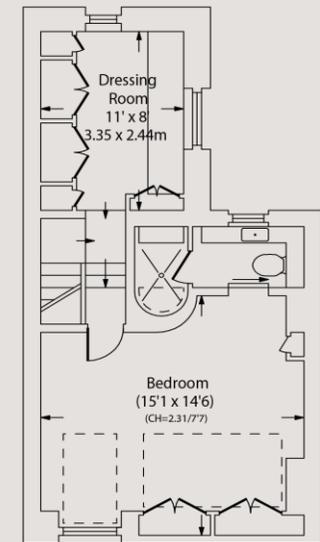
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1435 Sq Ft - 133.3 Sq M
For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS codes Of measuring practice. Not To Scale
www.goldilocks.co.uk
Ref. No. 017585K