

THE MODERN HOUSE



London E10
Sold

Elizabeth Mews

This striking four-bedroom house is set in Elizabeth Mews, Leyton. Designed by Plop Designs, the house is finished in beautifully weathered cedar cladding above black-painted brick. The design takes ostensibly flat façades and enlivens them with thin overhangs and angled windows that reach out from the front elevation. The house is set at the end of the terrace, with a courtyard garden to the rear that flows off the ground floor open-plan living spaces. Within easy reach are the host of independent cafés and restaurants on Francis Road that create a real sense of community in this much-loved part of east London. Other recommendations can be found in our local's tour of Leyton.

Environmental Performance

The house has an excellent environmental performance and a “smart” set-up, meaning that heating, lighting and air purification/conditioning can be controlled remotely. There are solar panels atop and zoned underfloor heating throughout.

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The Tour

Elizabeth Mews is accessed from Coopers Lane, through a set of black wrought iron gates that open into the communal gardens. The house sits at the end of five in this private, gated mews designed by Plop Designs, all arranged in a staggered formation to create a sense of separation. The first floors are clad with cedar, with east-angled windows that pop out of the cladding to welcome the morning sun.

The front door opens into a large entrance hall which gives way to the main living space. This wonderfully generous room has dual-aspect windows, overlooking communal gardens in the front and the private courtyard at the rear. Bookended by two sets of slimline bi-fold doors, the room can be opened to a beautiful through breeze and feels thoroughly connected to the surrounding outdoor space. Air purifying air conditioning units have also been installed throughout the home.

The kitchen is nestled in the rear corner of the room beside a distinct dining space. Sleek quartz countertops wrap around the U-shaped cabinetry, and there are integrated appliances by Smeg. A steel sink rests below glass splashbacks with muted grey backing that rises behind the countertops. A large WC completes the ground floor plan.

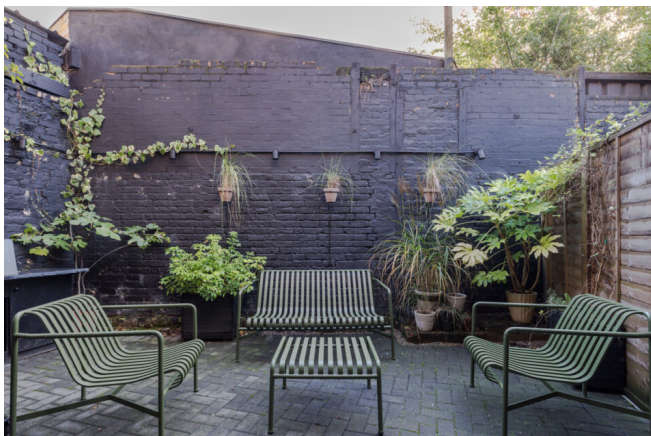
On the first-floor landing, there is a generous storage cupboard and access to the three bedrooms. To the front of the plan is a double bedroom which is currently used as a home office/study. An angled black-framed window with a deep sill looks out over the communal garden. The second bedroom sits next door.

The third bedroom is at the rear of the plan and overlooks a private balcony, with access through a black-framed glass door. A family bathroom sits at the centre of the plan, with a separate bath and shower and finished with large-form ceramic tiles.

The second floor is given over to a main bedroom and en suite. Here, walls are finished in a delicate light blue, and three tall Velux windows are set in the sloping ceiling, with deep surrounds finished in white to match the ceiling. A walk-in shower rests behind a glass screen. There is a walk-in wardrobe/dressing room, where a door at the end of the room opens into eaves storage.

Outdoor Space

A courtyard garden flows out from the main living spaces on the ground floor. Laid with grey pavers and bound by tall brick walls painted black on two sides, timber fencing forms the boundary to the neighbouring garden. There are planters in this secluded space, with ivy climbing along the walls, and there is scope for further planting. There is space for dining and lounge seating, along with an outdoor kitchen countertop and space for a barbecue.



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There is a decked terrace extending from a double bedroom to the rear of the first floor. Timber fencing lines all three sides, and there are timber planters with bamboo, along with space for dining and lounge seating.

The house is set back from a large communal garden behind a path of grey pavers, where a planted bed demarcates the communal and private spaces. The communal garden is laid to lawn and there is bicycle parking and charging points to the front of the house.

The Area

Leyton is a popular area of east London, well-positioned for access to the green spaces and facilities of Queen Elizabeth Olympic Park, as well as Epping Forest and Walthamstow Wetlands Centre, Hackney Marshes and the Lea River.

The pedestrianised Francis Road is only a 15-minute walk away, where there are a variety of independent cafés, bars, shops and restaurants, including Yardarm, Marmelo Kitchen, Phlox, Edie Rose, Pause, Venner and Dream Records. The nearby East Bank has recently opened in the Olympic Park, which will be home to the V&A East (due to open in 2025). There will also be a new Sadler's Wells, a BBC Music performance venue, and the London School of Fashion.

There are excellent schools in the area, including Newport Primary School, which is only a 15-minute walk away.

A key feature of the house is its location—Leyton Midland Road Station (Overground) is just a two-minute walk away. The newly-opened Crossrail, with services from Stratford, will run Elizabeth Line services into central London in just 12 minutes. Stratford International also runs express train services all over the UK, taking passengers to the south coast in under an hour.

Council Tax Band: D

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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”.