

THE MODERN HOUSE



London E13
£460,000 Freehold

Humberstone Road

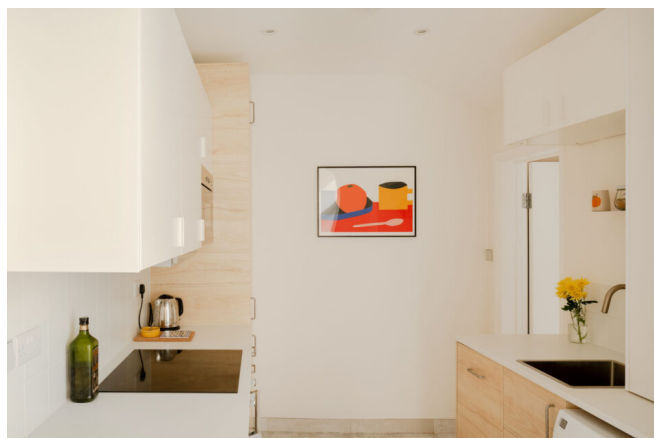
Behind its pretty Victorian façade, this two-bedroom house in east London has an easy, contemporary feel. Its 19th-century attributes, including a large bay and generous proportions, have been deftly integrated into a decorative scheme of warm-toned woods, neutral walls and cheery pops of colour. A neat garden unfolds at the rear, with an immaculately finished office/studio space at the end.

The Tour

Almost exactly halfway down Humberstone Road, a quiet street lined with archetypal Victorian terraced homes, is this wonderfully updated house, perched behind a low-level brick wall and wrought-iron railings.

Entry is to a hallway, where the greenery of 'Canton' by Little Green makes a jolly first impression. The adjacent open-plan living and dining room is subtly delineated from the entryway by a cleverly preserved portion of the original wall. The living space is illuminated by a large, tripartite bay window that adds a sense of grandeur to the room.

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A neutral colour scheme across the room enhances its sense of volume. Grey skirting that begins at the house's entrance snakes into this space, bringing with it a sense of continuity and a refined contrast against the white walls. Currently, a living space is arranged around the bay at the front and a dining space at the back, but the room's versatility allows for various configurations.

The kitchen is at the back of the plan. Neutral cabinetry and Corian worktops work with white-painted walls to reflect light from the rear aspect, where a glazed door opens to the garden. Storage and surface space are abundant, as are thoughtful material finishes, like the cobalt blue rolled steel joist above.

A red-painted handrail and teal-painted walls guide up the adjacent stairs, which have been stained a dark brown. The upstairs plan is given over to two bedrooms, one at the front and one at the rear. The front room is wonderfully bright with its generous windows, although the original floorboards underfoot bring a cosy feel. The room at the back is equally spacious and looks out over the greenery outside.

Outside Space

A trim garden at the rear begins with a tiled patio area directly beyond the kitchen, making it well-placed for summertime hosting. Beyond, a lawn is flanked by a slate path and wide flower beds with fragrant lavender, heather and hebe.

The path leads to a timber-clad garden studio with decking in front. French doors open up the space to the garden, sustaining a wonderful indoor-outdoor feel. Inside, floor-to-ceiling plywood creates the feel of being within a treehouse, albeit one well-suited to homeworking. A handy garden store is behind a concealed door on the left.

The Area

Humberstone Road is close to the many green spaces that surround Plaistow and its adjacent areas. Central Park is the closest, which is also home to Central Park Cafe, excellent for freshly baked sourdough bread. The Greenway sits just behind the house; a pedestrian walk and cycle lane that leads directly to Victoria Park in 25 minutes, the bars and cafés of Hackney Wick in 20 minutes and Stratford in 15 minutes.

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Stratford has undergone significant regeneration over the previous decade, kickstarted initially by the preparations for the 2012 Summer Olympics. The Queen Elizabeth Olympic Park was purpose-built for the 2012 Olympics and Paralympics and contains the Olympic Stadium (now known as the London Stadium), the Olympic Swimming Pool and the former athletes' village which is now in residential use. The park has hundreds of acres of parkland and activity trails. The Arcelor Mittal Orbit, an observation tower with breathtaking views across London, lays claim to being both Britain's largest piece of public art and the world's longest and tallest tunnel slide.

Plaistow is also home to some much-loved local institutions including the Grade II-listed pub Boleyn Tavern, which is in walking distance and lays claim to Britain's longest horseshoe-shaped bar.

There are several excellent schools in the area, including New City Primary School which is a 3-minute walk from the house and is rated "Outstanding" by Ofsted.

Upton Park Station is a 20-minute walk or 15-minute bus from the house and runs Underground services (Hammersmith & City and District lines). Canning Town DLR and Jubilee line is slightly further afield and runs direct lines to Canary Wharf. Nearby buses also connect to Canary Wharf and into central London in the west, as well as to London City Airport in around half an hour.

Council Tax Band: C



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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”.