

THE MODERN HOUSE



London E11
£875,000 Freehold

Woodlands Road

This beautiful three-bedroom house in Leytonstone is close to the open green space of Wanstead Flats and the popular Francis Road. Built in 1880, its Victorian proportions blend with modern additions, such as Crittall-style doors, to create a carefully considered set of spaces. In the extended kitchen and dining room, wide swathes of glazing open to a thoughtfully planted garden, with a seating area under a wisteria-covered pergola. The house is defined by its tactile material palette of herringbone oak, brass and porcelain balanced by a delicate colour scheme of soft pinks, blues and olive green.

The Tour

Behind a low parapet wall, laurel saplings dot the front garden. A timber gate, painted Stiffkey Blue by Farrow and Ball, leads to a patterned tiled path to the front door, matching the gate's colour. The rest of the front garden features elegant slate paving and a secure Asgard bike store.

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Entry is to the hall, where engineered oak flooring is laid in a beautiful herringbone pattern that spans the ground floor. Walls are finished in a 'Setting Plaster' by Farrow and Ball, and there is an uninterrupted view through to the kitchen at the rear.

Located at the front of the house, the living room is an elegant space. Walls painted in 'Hague Blue' by Farrow and Ball rise towards the high ceilings from the herringbone flooring. Georgian-style windows, concealed behind plantation shutters in the same shade, bring in natural light. Open shelving finished in the same colour is set into the alcoves on either side of a striking black timber Victorian fire surround.



The living room connects to the kitchen and dining room at the rear through a set of Crittall-style glazed doors, allowing light to flow around the plan. In this space, the teal kitchen cabinetry is accented by exposed ply edging and brass pull handles matching the brass tap on the ceramic sink on the island. The rear section of the ceiling has two large roof lights, gently sloping, which allow natural light to fill the area. Full-width sliding doors open up to the patio and rear garden, enhancing the bright and airy atmosphere.

The hallway leads to a WC and a wet room-style shower room. Grey ceramic tiles ground the room, while the walls are clad in white tiles. A touch of colour is introduced by an olive-green cabinet above the WC. Adjacent to the hallway, a set of stairs with exposed spindles descends to the cellar, where engineered oak flooring adds warmth, complementing a ply-edged desk at the rear. Currently used as a home working space, this room could suit a variety of uses, from a cinema room to a home gym.



The stairs to the first floor, painted in 'Pink Slip' by Little Greene, lead to three bedrooms and a bathroom. The main bedroom at the front has original floorboards, pale pink walls, cork-fronted wardrobes, and two eight-by-eight sash windows, which come together to create a soft and calming space. The second bedroom is equally tranquil, with olive green walls and a biscuit-coloured carpet; a single sash window overlooks the road. At the rear of the house is an additional double bedroom, with walls and shaker-style wardrobes painted a pale sage, adding a muted elegance to the room and accentuating leafy views of the rear garden, framed by a modern sash window.

Completing this floor is a bathroom with a freestanding oval bath, a wet room-style shower, and an oval sink atop a teak cabinet by Tikamoon. A tall black-framed window at the rear allows natural light to pour in, and brass fixtures and fittings add an elegant touch.

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Outdoor Space

The garden, beautifully landscaped, extends from the rear kitchen and dining room. Porcelain is used for the patio area, with space for a barbeque and steps leading to a central lawn. A rendered planter bed separates the patio from the lawn, while at the rear, a seating area with an L-shaped bench is set beneath a black timber pergola. A matching shed is situated in one corner. The garden has a plethora of planting, including red robin, wisteria, ferns, a eucalyptus tree, and beautifully fragrant jasmine at the rear.

The Area

Woodlands Road lies three minutes' walk from Leytonstone High Road station, which provides overground services between Barking Riverside to the east and runs through Walthamstow and Finsbury Park before linking with the other branches of the overground network at Gospel Oak to the west.

The immediate and surrounding areas are well served for amenities. The pedestrianised Francis Road is only a 10-minute walk, with various independent cafes, 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 2023). There will also be a new Sadlers Wells, BBC Music performance venue, and the London School of Fashion. Local favourite The Heathcote and Star pub is a five-minute walk from the house and offers a wide range of drinks from London producers, Thai Food by Krapow, and a large beer garden.

The house is perfectly situated for access to several green open spaces; Wanstead Flats is a 10-minute walk to the east, Hollow Ponds lies another 10-minute walk to the north, and the ancient woodland of Epping Forest starts at the uppermost point of Hollow Ponds.

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”.