

# THE MODERN HOUSE



*Woodford Green, London IG8*  
*Sold*

## **Knighton Close**

This fascinating five-bedroom Art Deco house was designed and built in the early 1930s by architect Clifford Herbert Lindsey-Smith. The property has a large garden and off-street parking with space for a number of cars. The original house, which contains many period details, was extended in 1979.

The front entrance opens to reveal an impressive hall with high ceilings. To the left is a wooden staircase which climbs the distinctive and beautifully lit turret, its green roof tiles a recurring reference to the architect's Middle Eastern influence.

The first floor has four double bedrooms, three with built-in wardrobes, and a fifth room currently used as a study. There is also a large modern bathroom and separate WC.

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The ground floor is composed of large, open rooms with oak parquet flooring. A tiled fireplace in the living room is flanked by architrave details that extend to the upper floor. Sliding glass doors flood the dining/sitting room with natural light and provide access to the very private, large rear garden.

There is a spacious kitchen with an Aga, marble counter-tops, tile flooring and wooden cupboards. There is also a utility room, providing side access to the garden.

The house is in good general condition, but requires some restoration and modernisation. The rear extension spans the width of the property and significantly increased the footprint of the original building. Internal accommodation measures approximately 2,335 sq ft.

Knighton Close is found in the Woodford Green area, close to Epping Forest, London's largest open space. There are a number of highly rated schools in the area, most notably Chigwell School, Bancrofts and Woodford County High, as well as very good primary and secondary state schools within walking distance.

Transport links are excellent with Woodford and Roding Valley stations (approximately a 12 minute walk), both of which are on the Central Line with trains into Stratford and Liverpool Street. The M11 and North Circular are also close by.



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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”.