

THE MODERN HOUSE



*London E10
Sold*

Malta Road

This handsome Victorian house is located on a pretty tree-lined street in Leyton. The owners have undertaken a comprehensive programme of modernisation of the four-bedroom home, adding a loft and extending the kitchen. A landscaped garden flows out from the rear, framed by floor-to-ceiling windows in the kitchen, bringing the outside in. The house has been sensitively renovated, with considered colour and material palettes that work harmoniously with carefully preserved original features.

The Tour

The house has a classic Victorian façade, built out of London Stock brick and defined by bay windows on the first and second floors. The vibrant raspberry coloured front door opens into the hall, lined with handsome Bert and May floor tiles.

A living room is set at the front of the plan, where red oak floorboards contrast with deep green walls, crowned by beautiful original cornicing. The bay window, flanked by plantation shutters, allows light to pour into the room.

THE MODERN HOUSE



East London, London
Sold

Malta Road

At the back of the plan is the combined kitchen and dining room. A bright room, bi-fold glazed doors to the garden combine with a separate glass door and Velux roof light to welcome in ample natural light; engineered oak floorboards add warmth underfoot. A kitchen island made from recycled plastic is topped with Caesarstone and has space for three stools underneath; matching cabinetry rests on the back wall. Chevron tiles on the splashback add interest while reflecting light back into the room.

The dining area is below the Velux windows in the side return extension. The rear section of the room is currently used as additional living space, with room for a sofa next to the glazed doors. In the hall is a handy WC, a pocket door leads to a utility cupboard, and stairs lead down to the full-height cellar.

On the first floor is the main bedroom. At the front of the plan, the room has original pine floorboards, restored and finished in a light wash, which perfectly complement the soft lilac walls—built-in shaker-style cupboards by Constructive and Co line one wall. A bay window looks out onto Malta Road, flanked by wooden shutters. Two more bedrooms, one double, one single, lie behind this. Both have soft grey carpets and plantation shutters; the single is currently used as an office. There is also a WC and a wet room shower tiled in a herringbone pattern on this floor.

A roof light illuminates across a blue wall panelling on the staircase, which leads to the loft extension, which is given over entirely to an en suite double bedroom. Here, pine floorboards match those on the floor below, while Velux windows combine with tall glazing overlooking the garden to create a light and airy space. A pocket door leads to the bathroom, where a striking oval bath rests below a wide bank of windows. Geometric floor tiles contrast perfectly with the deep grey walls. Behind a frameless glass screen is a shower, tiled in herringbone, creating a wet room.

Outdoor Space

The rear garden is a social space shaded by a trio of silver birch on the back boundary. A living wall, complete with an irrigation system, flows along the side return. Siberian larch decking creates a patio immediately outside the kitchen extension, creating ample space for outdoor dining. The central section of the garden is laid to lawn abutted by wide planted beds filled with apple, pear, plum and cherry trees, along with heuchera, hydrangea, smoke bush, magnolia, grasses and black elderberry. A gas barbeque is built in and sits alongside a beautiful water feature.

The front garden has concrete pavers set amongst rounded grey pebbles; there is a bike and refuse storage.

THE MODERN HOUSE



*East London, London
Sold*

Malta Road

The Area

Malta Road is perfectly positioned for a wide variety of green spaces further out of town to the east and for the conveniences of east London. Nearby, Leyton Jubilee Park is incredibly popular with locals and leads directly onto Hackney Marshes. There are also a wide variety of independent cafes, bars, shops and restaurants, including local institution Patchworks, serving excellent local coffee and craft beer, Dusty Knuckle bread, Le Pinch Deli, Cups and Jars and the recently opened Sparkhouse pub.

A short walk away is Bamboo Mat restaurant, Morny bakery (by the people behind Marmello), and independent wine shop, bar and deli Yardarm. The ever popular Walthamstow Village is a 10-minute walk away.

There are numerous quick and easy connections towards Shoreditch, Spitalfields and Victoria Park,, and within a short walk or cycle are the green spaces and facilities of Queen Elizabeth Olympic Park and the canal-side restaurants, bars and workspaces at Here East. The River Lea is also nearby, as are the Hollow Ponds, which lead into Epping Forest, one of London's largest expanses of common land. The Wanstead Flats also have several established walks with beautiful views of the city.

Malta Road is a short walk from Lea Bridge and Leyton Midland Road stations, which run Greater Anglia and London Overground services.

Council Tax Band: C

THE MODERN HOUSE



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”.