

THE MODERN HOUSE



*London E17
Sold*

Markhouse Avenue

This beautifully renovated two-bedroom apartment is on a leafy tree-lined road in Walthamstow. The project involved close collaboration between architectural designers, joiners, and the owners, who have undertaken a comprehensive modernisation, sensitively reimagining a classic Victorian terraced house. Birch plywood detailing and encaustic tiles complement the building's original features, while wide glazing and pocket doors ensure a sense of light and flow between the rooms. Markhouse Avenue is perfectly positioned for St James Street and many wonderful green spaces nearby.

We've written about life in this house in more depth.

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Markhouse Avenue

The Tour

Entry is via a set of stairs leading up to a first-floor landing. This opens to the open-plan kitchen, living, and dining room. Dual-aspect, the room is exceptionally bright, with a bay window at the front framing leafy views of the street. Birch ply cleverly flows around the room, incorporating kitchen cabinetry and bench seating under the window, leaving plenty of room for a large dining table; panels of the wood have been stained black, adding depth to the space. Geometric encaustic floor tiles finished in a pattern of dappled greens run throughout the room, warmed by underfloor heating, with built-in appliances by Miele and Liebherr. Built-in shelving between the kitchen and living space creates a neat division while acting as a larder.

At the back of the first-floor plan is a double bedroom. The ply continues here, forming a built-in bed and wardrobes, making clever use of space. A sash window overlooks neighbouring gardens.

The main bedroom is set on the second floor, built into the loft space. Again, ply wraps the room, hiding useful storage in the eaves, beautifully complemented by the wide, engineered oak floorboards. A generous south-facing window has views over the patchwork of allotments behind the house and beyond to the Canary Wharf skyline. The attention to detail in this room is exceptional; shadow gaps have been left above the cupboards, while a bench seat and storage have been seamlessly built-in next to the window.

The bathroom is on the first floor, where grey and black tiles complement another wall of ply. A bath, with a rainfall shower overhead, sits below a slender window with shutters and views over Markhouse Avenue.

The Area

Markhouse Avenue is in a fantastic location, a 20-minute walk from Walthamstow Village, home to numerous independent shops, the famous Eat-17 deli and the William Morris Gallery in Lloyd Park. St James Street is a five-minute walk north and is home to Crate and numerous good coffee shops. It's also close to an array of green spaces, most notably the Walthamstow Wetlands and Marshes and the River Lea, with St James Park only a two-minute walk west.

There are many good schools nearby, including the popular Coppermill Primary School, which is less than 10 minutes from the apartment. There are also great connections into central London; St James Street (Overground) is a five-minute walk away and runs trains to Liverpool Street in under 20 minutes. Walthamstow Central (Victoria Line) is around a 20-minute walk from the apartment, with trains into the west end in 15 minutes, and Queen's Road station (overground) is just over a 10-minute walk away.

Tenure: Leasehold Lease Length: approx. 117 years remaining Ground Rent: £200 per annum Council Tax Band: B



East London, London
Sold

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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”.