

THE MODERN HOUSE



Designer: Alex Chinneck
Sprowston Road
London E7

£1,500,000 Freehold

This extraordinary eight-bedroom house in Forest Gate has approximately 3,840 sq ft of internal accommodation and represents an exemplary blend of practical modernity and period elegance. Its current owners have created a versatile property of rare intricacy and distinction.

Entrance is to a wide hallway bathed in natural light. To the left is an expansive double reception with high ceilings and immaculate stripped-wood floorboards. Continuing along the corridor and through an impressive archway, salvaged from a church conservatory, are the kitchen, dining room and doors to the large garden. In the kitchen, solid reclaimed walnut cabinets and granite worktops sit against an attractive raw plaster finish and there is an Aga recessed within an exposed-brick chimney breast. There is also a basement of over 570 sq ft which is yet to be converted.

The first floor has four double bedrooms and a study, which is currently used as a textiles storeroom. There is a

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large bathroom with a new Burlington sink and a walk-in shower with black and white marble herringbone tiling. The second floor has a further four double bedrooms, a shower room and a separate WC. A roof lantern illuminates the stairwell from above.

The property has undergone a considered and detailed renovation including new central heating system, radiators and electrics. The owners have been meticulous in their sourcing of traditional features in mostly new or like-new condition, such as Bakelite switches and pendant roses. Ethernet docks in four corners of the house ensure an internet connection throughout. Seventeen church pews were separated and cleverly used for a variety of purposes throughout the house. This is manifested in wide floorboards for the kitchen, wooden sets for the dining room floor and cladding in the second bathroom.



Forest Gate is an exciting and fast-developing area of east London with an increasing number of charming cafes, vintage shops, and a weekly artisanal market. The excellent Forest Tavern (Antic Pubs) and Hawkes Cider House are both nearby as are the green, open spaces of Wanstead Flats.

Forest Gate station is moments away with regular trains to Stratford (approx. four minutes) and Liverpool Street (approx. 13 minutes), and is due to benefit from the Elizabeth Line Crossrail in 2018 which will provide trains to Canary Wharf in around 12 minutes, Bond Street in 19 minutes and Heathrow Terminals 2 and 3 in 47 minutes. Wanstead Park London Overground station is also close.



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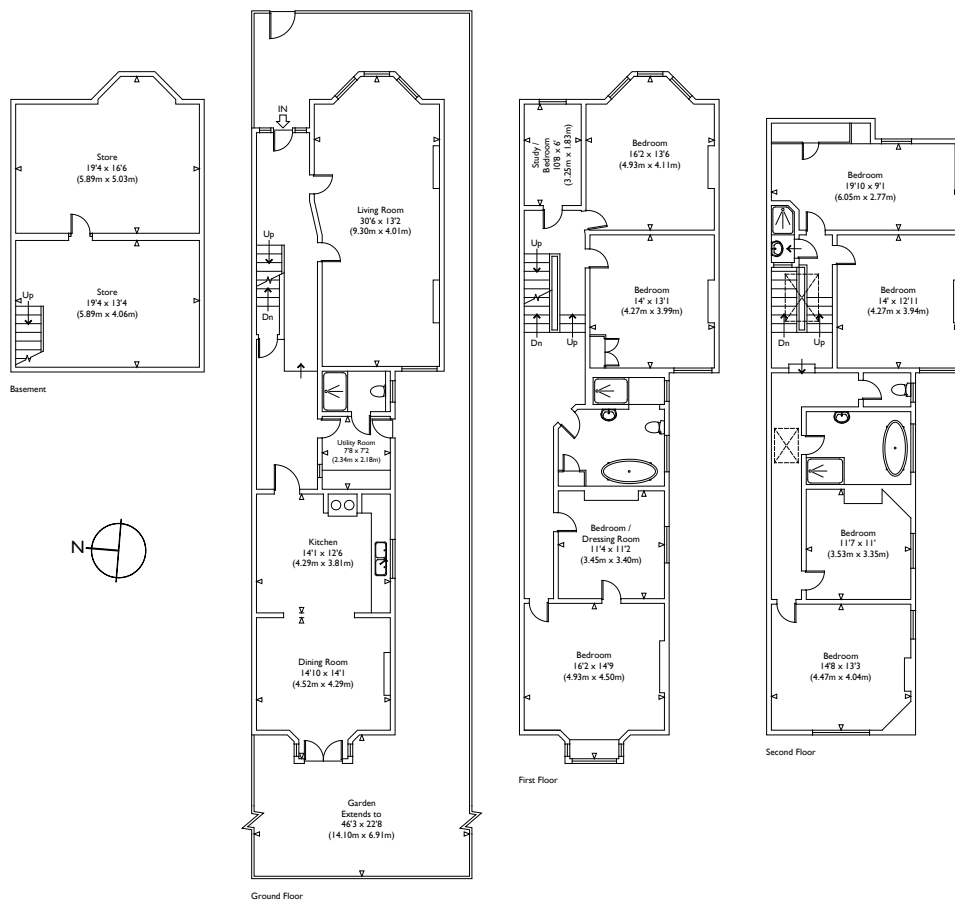


Illustration for identification purposes only, measurements are approximate, not to scale.

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SPROWSTON ROAD, LONDON, E7

Approximate Gross Internal Floor Area : 3840 sq ft / 356.7 sq m

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