

THE MODERN HOUSE



London E10
Sold

Warley Close

This impressive three-storey, two-bedroom live/work space lies in a former warehouse building in Leyton, east London. The space has been sensitively converted by the current owner, who introduced handmade joinery throughout to create a characterful and substantial apartment. Soaring glazing spans the entire frontage of the double-height living space and there is a good sized terrace off the living room. There is also a dedicated workshop of some 1,000 sq ft at ground floor level. Brick, steel, timber, stone and concrete provide a tactile canvas for the fantastic levels of natural light that flood the space.

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The Tour

The apartment is situated on a small terrace of light industrial workshops, several of which have also been converted to live/work use. Access is off a quiet residential turning and through a tall timber door with slender vertical strips and a tall brass handle and backplate; this is adjacent to the black roller shutter with foot access door that opens to the workshop. A horizontal brick section delineates the ground and first floors, while tall glazing forms the upper frontage and black corrugated metal creates a deep fascia above.

Steps lead from the ground floor entrance hall to the wonderfully open first floor. The towering space has timber-panelled walls in a natural finish and a concrete screed floor. Huge Crittall-style windows with dark frames span the entire frontage, which has a floor-to-ceiling height of an impressive five metres. A door in the glazing opens onto a front terrace, and there is space for dining towards the centre of the plan.

The kitchen is set back underneath a mezzanine level. This has a handmade dark stone worktop, with brass joins in between each slab, and a dark stone island with an integrated induction hob. The stainless steel sink has a black tap and sits in front of a dark limestone splashback. Timber-framed cabinets with fluted glazing are positioned above, as well as beneath the island; there is also open shelving for storage. The mezzanine level is supported by an exposed black steel beam and the bare joists of the mezzanine form a ceiling, with an extractor fan and downlights set within.

To the rear of the kitchen is a double bedroom, concealed behind a door within the wall panelling. This flexible space has low cupboards with bookshelves above, so could be easily used as a study or snug. A dark-framed rear window allows natural light in. There is a walk-in shower/wet-room to the other side of the kitchen, with dark slate wall tiling and a floor-to-ceiling window with obscured glazing. The brass towel rail contrasts cleverly with the light grey sink and black sanitary wear.

Open stairs with timber treads and black metal balustrades ascend to the mezzanine level. There is a living room to the front with timber floors in a dark wash, plus joisted ceilings and wall panelling. The sleeping area is set back yet open to the living room; there is also an en suite shower/WC with white walls and hexagonal terracotta floor tiles. Adjacent to the sleeping area is a dark-framed glass box where black timber steps lead to the roof; this section also doubles as an internal lightwell serving the rear of the plan.

The ground floor space is given over to a large, self-contained workshop that could be put to any number of uses. This is accessed through a roller shutter door and has block walls and a concrete floor. Windows to the rear elevation provide natural light, with further light welcomed through two strips of walk-on glass in the floor above.

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Outdoor Space

A glazed door in the living room frontage opens to a terrace with space for dining and planting. This is laid with light grey stone tiles and bounded to the front by a parapet wall.

The Area

The home is situated on the borders of Leyton and Walthamstow. It is well-positioned for access to the green spaces and facilities of Queen Elizabeth Olympic Park, as well as Epping Forest and Walthamstow Wetlands Centre, Hackney Marshes and the Lea River. The pedestrianised Francis Road is a 10-minute bike ride, where there are a variety of independent cafes, bars, shops and restaurants, including Marmello Kitchen, Yardarm and Venner. Blackhorse Road is a 25-minute walk, where the excellent Forest Wines bar and wine shop is located, as well as the Blackhorse Workshop, a community of studios offering courses in wood and metalwork for all ages, and Slow Burn Restaurant, a popup restaurant set in a working denim factory. Shed (coffee and wine shop) is situated less than two minutes walk away on Lea Bridge Road.

There are good connections into Central London; the closest station is Lea Bridge Station which is a 10-minute walk, with services into Stratford (Central Line). St. James Street Overground is a 20-minute walk north, with trains into Liverpool Street and Central London in under 20 minutes. Blackhorse Road and Walthamstow Central stations (Victoria Line and Overground) are also nearby.

Tenure: Share of Freehold Length of Lease: approx. 950 years remaining Service Charge: approx. £2,063 per annum

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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”.