

# THE MODERN HOUSE



*London E17  
Sold*

## Beatrice Road

Unfolding behind a traditional Victorian terrace façade is this beautiful three-bedroom house in Walthamstow. The subject of sensitive renovation and extension, the serene, light-filled interiors marry modern touches with handsome original features. There are incredible views over the London skyline from the attic bedroom, while the south-west-facing garden, home to abundant plantings, features a spacious garden studio. Sitting on Beatrice Road, a quiet residential street a stone's throw from the buzz of Walthamstow village, the house is well-placed to enjoy both the locale and to explore the rest of the city, with Walthamstow Central Station just a short walk away.

### *The Tour*

The house presents a handsome front to the street; a decorative bay window and a recessed arched entrance, replete with keystone and a fanlight, are approached by a pretty tiled path. Entry is into a hallway, the perfect spot for coats and shoes. This flows to a beautifully bright plan and main living spaces, immediately creating a welcoming atmosphere.

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To the left is a lovely double reception room, arranged as living and dining areas. Dual aspect, this sociable space is bathed in natural light filtering through the bay recess at one end and an awning window overlooking the enticing garden at the other. Oak parquet flooring runs underfoot and the many retained original features, such as a cast iron fireplace, the cornicing and a ceiling rose, counterpoint the simple modern insertions.

A small internal window connects the dining space to the kitchen, which inhabits a more recent south-west-facing extension. This bright and contemporary space is a lovely, generous place to cook. Wooden countertops sit atop simply detailed cream cabinetry, while slate flooring unfurls to a second, less formal place to dine. Daylight pours in from above, care of a skylight set within the pitched ceiling, and an expanse of glazed doors encourage the living spaces to extend beyond the glass boundary onto a lovely patio; the perfect spot for al fresco lunches and evening drinks.

Upstairs are two bedrooms and a shared family bathroom. The bedroom at the front of the house has another beautiful fireplace and bespoke cupboards sit within the adjacent alcoves. A dash of contrast and pattern is brought to the plan in the bathroom. A freestanding bath and large walk-in shower, both with brushed brass fittings, sit upon hexagonal floor tiles, chiming harmoniously with the stacked white brick wall tiles.

The top-floor loft conversion is home to a generous main bedroom suite. This quiet and calming private retreat enjoys a wonderful sense of light and space and has incredible panoramic views over London's skyline.

### *Outdoor Space*

A large decked terrace, with ample space for relaxed dining and easy entertaining, extends into the rear garden, where thoughtfully planted raised beds, chock full of colourful flowers, verdant bushes and shrubs, frame both sides of the lawn.

Lying at its western edge is the handy, black-stained boarded garden studio. A wall of bi-folding glazed doors opens the entire space to the garden. The current owners use this room as a gym and fitness zone; it would also work well as a home office.

### *The Area*

Beatrice Road is a quiet street in Walthamstow, one of London's most sought-after places. The house is sheltered from the urban buzz, yet the Village is only minutes away, with its numerous independent shops, such as lifestyle concept stores Pavement and Word, and a range of eateries such as the Eat-17 deli and Peeld Poke.



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There is an abundance of terrific wine bars and family-friendly pubs. Hometipple and Bargo are very enticing with their extensive wine lists and The Castle and Queens's Arms are great local pubs. Also close by is Bell Corner, home to The Bell pub, which has good food and a heated garden, and vegetarian café Buhler and Co, which serves brunch and great coffee.

St James Street is around a 17-minute walk from the house, where locals drink at Pillars Brewery in the lively Crate development. This also houses popular eateries such as the vegan Green Grill and Italian Bakery pizzeria. The area is served by a range of independent shops and cafés, including Greener Habits zero-waste shop, Borrowed Light floral studio, and the hairdressers Cove17 and No Logo. The playroom at The Mill community centre is a popular meeting place for families, yoga classes and local groups. There's also an active local arts scene, with murals by world-renowned street artists ROA and ATM, and the locally-run 1b Window gallery.

The area reveals many green spaces. The Walthamstow Wetland, about a mile and a half east of the house, is a terrific spot for a stroll and dog walk. Also close by are the popular Yonder Climbing Centre and Lloyd Park, a 15-minute walk away, and a great place to kick a ball or enjoy a morning coffee. The park is also home to The William Morris Gallery.

There are many good schools nearby, including five Ofsted "Outstanding"-rated primary schools. Barclay Primary School is a four-minute walk from the house and South Grove Primary is a 5-minute stroll. Willow Brook Primary Academy, St Saviours and Woodside Academy are also close by. There is also the outstanding independent private Forest School.

There are great connections into Central London; Walthamstow Central (Victoria Line and Overground) is a five-minute walk away with trains running into Liverpool Street and Central London in under 20 minutes whilst Walthamstow Queen's Road (Overground) is a stone's throw from the house and runs trains from Gospel Oak to Barking via Harringay Green Lanes, South Tottenham, and Leyton.

Council Tax Band: C

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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”.