

THE MODERN HOUSE



*London E7
Sold*

Field Road

This modern three-bedroom house lies on Field Road in Forest Gate, set amidst Victorian terraced houses and gardens. The house was sensitively designed by the owner, the director at Polysmiths, and constructed with a Douglas fir frame and blockwork. The aim of the project was to create a sanctuary while using a sustainable material palette, including an eclectic mix of tactile materials such as ash blockwork, lime render, and perforated aluminium, with cork used on the internal and external walls. There are three courtyards and a green roof laid with sedum.

The Architect

Polysmiths create well-considered, lasting, and pleasing architecture, and this house is a fine example of this approach. The studio believes that design increases an object's intrinsic value, and since its conception in 2017, its vision has been to advance the value of said design. They actively develop their own projects that follow the company ethos, which is to be surrounded by soulful spaces that are impeccably designed.

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The Tour

The house is accessed through a set of doors set back from the street, positioned under an overhang formed by the first-floor section of an adjacent Victorian terrace. The discreet entrance opens onto a private path that leads to the house, where a black-framed, glazed door opens into the hall. Here, the tactile material palette is immediately evident; the floor is laid with a resin screed, walls are finished with lime render, and the exposed ceiling beams are made of Douglas fir. There is underfloor heating throughout the ground floor.

A set of double doors off the hall open into the primary living space. There are defined areas for living and dining, with the kitchen placed towards the rear. The resin floor and exposed ceiling beams continue, and a light well above casts ever-changing shards of natural light across the space. The living area is positioned in the corner, enveloped by cork walls and L-shaped, floor-to-ceiling bi-fold doors that open onto an internal courtyard garden.

The kitchen has been beautifully designed, with black lacquered worktops and a parallel island that rests upon chalky green cabinetry; a run of eye-catching brass-fronted cabinetry is positioned above the main worktop. Slate tiles form the splashback, and a tall black-framed window aside the main worktop overlooks the courtyard off the main bedroom, welcoming natural light into the room.

A single door opens into a hall, where a cork wall runs the length of one side; the opposite wall is laid with a lime render, creating a pleasing textural contrast. The hall leads to the central section of the house, between the single-storey front section and the two-storey section to the rear. There is a work snug tucked into one corner. Natural light is welcomed into the space through a black-framed window that looks over a sunken courtyard and past perforated aluminium cladding on the upper sections of the facade.

Stairs descend to the main bedroom, where a set of bi-fold doors with a wide sill of Douglas fir open onto an internal courtyard. There is an en suite bathroom with shallow exposed ceiling joists, a free-standing bath and an open walk-in shower. The shower is tiled with slate, and there is a door that opens to the courtyard.

The upper level is home to two double bedrooms, one with a sisal floor covering beneath two walls of cork and two walls finished in lime render. A wide window with a southerly orientation looks over one of the courtyards, a modern radiator set beneath. Completing the plan on this level is a smart bathroom with porcelain tiles and a walk-in shower. There is a wall-mounted towel rail, exposed ceiling joists, and a high-level window that slides open to frame views over the exterior.

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Outdoor Space

There are two internal courtyards. The main courtyard lies off the living room behind two walls of bi-fold glazing; the space is bounded by brick walls and is laid with grey gravel. It has been carefully planted with pots of grasses. There is a further courtyard off the main bedroom. Set within tall brick walls, the entirely secluded space also doubles as a light well.

The Area

Field Road is less than a 10-minute walk from Wanstead Flats, an expansive open field area that forms the southernmost part of Epping Forest. Hollow Pond lies to the north, surrounded by woodland and paths; here, one can hire a rowing boat and observe the various water birds that visit and the resident terrapins. There are many trails perfect for walking and cycling through 8,000 acres of well-preserved ancient woodland. Designated a Site of Special Scientific Interest, there are inland water bodies, dry grassland and deciduous woodland, which allows a feeling of complete seclusion and detachment from the city.

The railway arches of Winchelsea Road are less than a 10-minute walk north and offer a range of thriving independent businesses, including the microbrewery Pretty Decent Beer, wine bar Burgess & Hall and craft beer and arts venue The Wanstead Tap. There is a Scandinavian café, a yoga and pilates space, a local bakery, and a restaurant around five minutes walk from Field Road; also close by are The Holly Tree, a lively family pub, and the Wild Goose bakery for excellent sourdough bread.

The home is just three minutes from Forest Gate station, which lies on the newly opened Elizabeth Line. This runs to Liverpool Street, Farringdon, Tottenham Court Road and Paddington stations (and soon Bond Street) before the line forks at Hayes and Harlington, one branch heading to Reading and the other to Heathrow Airport. London Overground services are available at Wanstead Park station, which is an eight-minute walk away.

Council Tax Band: E



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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”.