

THE MODERN HOUSE



*London E10
Sold*

Newport Road II

This tranquil three-bedroom maisonette is located on Newport Road, a quiet residential street in Leyton. Cleverly conceived by the architect owner, it thoughtfully marries Edwardian features and contemporary design, informed by a great understanding of space, light and materiality. Pared-back materials are accented by pops of colour throughout the house, creating a playful yet serene atmosphere. A studio lies at the rear of the home, behind a mature south-facing garden. Situated only a minute's walk from Francis Road, the maisonette is perfectly positioned for a wide variety of shops, cafes and restaurants.

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The Tour

The elegant Edwardian houses that line Newport Road were conceived and built in 1895 by local developer J G Abraham & Company. All the houses are set back from the street, this one behind a trimmed hedge and a low gate painted a sunny yellow, hinting at the playful interiors beyond. A dark green front door opens to the hallway with a black terrazzo floor, ascending to the first floor where the living spaces unfold. At the front of the plan, overlooking Newport Road, is the bright sitting room, where original features have been sensitively preserved; a large bay window allows natural light to bathe the space, a wood-burner is set within the hearth, and original Baltic pine floorboards have been sanded and oiled.

In the hallway, Baltic pine floorboards transition to Douglas fir, gently demarcating the beginning of the contemporary extension, which houses the dual-aspect dining room and kitchen; the space is warmed by underfloor heating. This is an open-plan space where sage-green cabinets conceal appliances and are topped with terrazzo and pine. A brass splashback reflects light into the room and is complemented by a Hans Grohe brass tap and switches, creating a considered finish.

Exposed timber beams rise to form a pitched roof, adding a sense of volume to the space. A south-facing picture window, purposely aligned with the Meridian Line, frames views of the verdant garden, a mature pine and the studio beyond. A built-in window seat sits below and is the perfect spot to read a book or enjoy a morning coffee.

The main bedroom leads off the hallway and is painted a cheerful 'Yellow Ground' by Farrow & Ball, with matching built-in cupboards. A south-facing sash window illuminates the space. A second bedroom painted in the same colour is positioned towards the front of the plan. This room has wonderfully high ceilings and a large sash window. Currently configured as a nursery, it would suit a variety of uses and could easily fit a double bed.

A birch plywood spiral staircase leads to the loft, which has a striking electric blue carpet and is lit by two Velux skylights. Currently configured as a study, this room has ample storage space below the eaves, and planning, which is currently being renewed, has been granted for an extension, details of which can be found [here](#).

The bathroom is next to the living room, where Douglas fir continues underfoot, as well as on a panel surrounding the bath. Walls are painted pale pink while white subway tiles line the shower, accented with black Hans Grohe fixtures.

A studio in the garden is constructed in timber with a pitched roof, glazed on two sides, with an open shelf running the length of one wall. Currently configured as a study, the space can also be the perfect place to entertain.



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Outdoor Space

The south-facing garden is set on a shallow slope, terraced with stone pavers and wooden decking. A wonderfully calming space, it is full of mature planting and is centred around a luscious cherry tree. Branches of a tall mature pine at the back of the garden create a natural awning for the studio and the decked area, surrounded by green shrubbery, with plenty of space for a table and chairs.

The Area

Leyton is a popular area of east London, 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 only a minute walk, where there are a variety of independent cafes, bars, shops and restaurants, including Yardarm, Marmelo Kitchen, Phlox, Edie Rose, Pause, Venner and Dream Records. The nearby East Bank has recently opened in the Olympic Park, which will be home to the V&A East (due to open in 2023). There will also be a new Sadlers Wells, BBC Music performance venue, and the London School of Fashion.

There are excellent schools in the area, including Newport Primary school, which is only a few minutes away.

A key feature of the house is its location — Leyton tube station (Central Line) is just eight minutes away by foot. The newly-opened Crossrail, with services from Stratford, will run Elizabeth Line services into central London in just 12 minutes. Stratford International also runs express train services all over the UK, taking passengers to the south coast in under an hour.

Tenure: Share of Freehold Lease Length: approx. 90 years remaining Council Tax Band: B



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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”.