

THE MODERN HOUSE



*London E10
Sold*

Sunnyside Road

Appropriately positioned on Sunnyside Road, this bright, expansive four-bedroom house was comprehensively extended and renovated in 2016. The result is a generous set of living spaces incorporating the finest contemporary materials, with a large garden and studio at the rear.

Sunnyside Road is a quiet residential street in Leyton, just north of the Hackney Marshes and Leyton Jubilee Park. The street is characterised by its terraces of Victorian houses originally built for local postal workers, many of which have been renovated in recent years. This particular house presents a smart façade to the street, formed of elegant black detailing and a pitched bay window on the first floor.

Entry is gained via a paved front yard with black and white tiles leading up to the front door. The ground-floor hallway is lined with original tiles, which were carefully restored by the current owner, leading through, via a steel-framed door with wire-mesh glazing, to the expansive open-plan kitchen, living and dining rooms.

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These areas have been the subject of a wonderful extension and renovation, preserving the original living room at the front of the plan, occupying the original bay window. Many of the original features have been cleverly and sensitively preserved, including an exposed brick chimney breast, cornices and raw plaster on the ceilings. These elements have been complemented by the addition of a wood-burning stove and cast-iron radiators.

A second reception room has a beautiful marble fireplace and leads through to the dining area and kitchen. Occupying the new extended portion of the plan, these spaces have polished concrete underfoot and sections of exposed brick on the walls. There is a linear skylight over the dining area and two skylights over the kitchen which is configured in a long galley. The worktops are of polished concrete and the units are of stained beech-ply, arranged around a Fischer and Paykel stove. The kitchen opens out via glazed doors to a beautiful garden with raised planters, a pizza oven and barbeque area, and a wonderful home studio with a large cellar, perfect for garden equipment storage.

The first floor comprises a master bedroom at the front of the plan with exposed boards underfoot, raw plaster along one wall, a further wood-burning stove and built-in wardrobes. There is a further bedroom at the rear, overlooking the garden, and a family bathroom in the middle of the plan with a bespoke steel-framed shower, free-standing cast-iron bath, marble micro tiles underfoot and white Carrara marble sink tops.

The second floor has two further bedrooms, each with oak parquet underfoot. One bedroom has a Juliet balcony which opens to the rear and the larger bedroom has built-in wardrobes and a skylight to the front of the house. There is a shower room positioned between the two bedrooms on this floor.

Sunnyside Road is perfectly positioned for a wide variety of green spaces further out of town to the east, but also for the conveniences of East London. Nearby, Leyton Jubilee Park is incredibly popular with locals and leads directly onto Hackney Marshes. There are also a wide variety of independent cafes, bars, shops and restaurants (Marmello and Yardarm are both noteworthy) within walking distance of the house. There are numerous quick and easy connections towards Shoreditch, Spitalfields and Victoria Park.

Within a short walk or cycle are the green spaces and facilities of Queen Elizabeth Olympic Park and the canal-side restaurants, bars and workspaces at Here East. The River Lea is also nearby, as are the Hollow Ponds which lead into Epping Forest, one of the largest expanses of common land in London. The Wanstead Flats also have a number of established walks, with wonderful views of the city.



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Sunnyside Road is a short walk from both Lea Bridge and Leyton Midland Road stations which run Greater Anglia and London Overground services respectively.



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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”.