

THE MODERN HOUSE



*London E10
Sold*

Tyndall Road

This playful three-bedroom house in Leyton has been subject to a sensitive renovation in recent years by architect Iain Cochran, who has seamlessly combined mid-century design with contemporary interventions. Pops of colour are used cleverly to demarcate internal living spaces, and a considered material palette, which includes valchromat and aluminium, has been employed throughout, creating a calm sense of cohesion. An immaculate walled garden sits at the rear, accessed via full-height glazed sliding doors in the living area. There is also a substantial garden studio with electricity and plumbing capabilities.

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The Tour

The house sits at the end of a neat terrace, set back from the road behind an immaculate front garden and low parapet wall. The front door opens onto a bright entranceway with coat hooks and storage space for shoes on the left. The dining room is on the right, accessed through an open doorway, a motif employed throughout the ground floor to allow a seamless flow between the rooms. Painted a sunny yellow, here, smart open shelves sit neatly within the alcoves, book-ending the original fireplace at the centre. Extensive glazing illuminates this room; all windows have been replaced with double-glazed aluminium framed versions by Idealcombi.

A galley kitchen painted in a moody dark green sits in the middle of the plan with smart Valchromat cabinetry and stainless steel worktops. Cleverly positioned openings on either side allow natural light to permeate. A spacious living area extends at the rear with oblong ceramic tiles warmed through underfloor heating. Floor-to-ceiling glazing frames views across the garden. A WC sits under the stairs, and the utility cupboard is accessed via sliding pocket doors from here.

A staircase, painted a soft lacquered pink, ascends to the first floor, where three spacious double bedrooms and a family bathroom lie. The main bedroom sits at the front of the plan. Ribbon windows look over the quiet leafy street beyond, and the original built-in cupboards have been carefully retained. The floorboards in this room are also original, painted baby pink and extending to the second bedroom. The third bedroom, part of the new extension, has a pitched roof adding a tremendous sense of volume. It is currently being used as a library but could easily be configured as a bedroom or office.

The striking bathroom is largely executed in shocking pink tiles, with Forbo terrazzo-style flooring. A turquoise plunge bath by Omnitub and a heated yellow towel rail create a playful contrast.

There is a secure bike shed in the side return of the house.

Outdoor Space

Through sliding glazed doors in the living area lies an east-facing garden. A mature elder tree lies to one side offering plenty of shade in the warmer months. Stack bond brickwork has been laid to create a paved area at the front with plenty of space for outdoor dining.

A substantial garden studio sits at the back. Sympathetically emulating the rear façade of the house, it has the same brickwork as the patio with mint green aluminium framed windows. The studio is fully insulated and has electricity and running water.

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The Area

Tyndall Road is only a five-minute walk from Francis Road, one of the most popular areas in Leyton, with a broad variety of independent cafes, bars, shops and restaurants, including Yardarm, Marmelo Kitchen, Phlox Books, Edie Rose, Pause, Venner and Dream Records. It is also 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 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 only a few minutes away.

Tyndall Road is excellently connected, with the tube just 10 minutes away by foot (Central line). The newly-opened Crossrail, with services from Stratford, runs 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. There are plenty of direct bus services into Hackney and central London.

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”.