

AUCOOT



ADDRESS

Elphinstone Road, London E17

PRICE

£699,950

ARCHITECT

DEDRAFT

INFORMATION

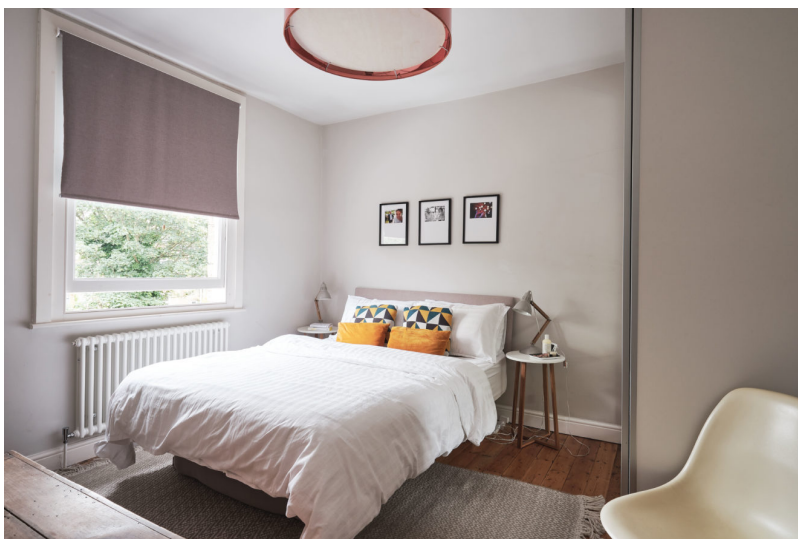
This is a beautifully restored three bedroom Warner house in popular and thriving Walthamstow. A modern house extension and complete downstairs refurbishment have been carried out by DEDRAFT architects, creating a contemporary living space that complements the heritage of the building. Planning permission has also recently been granted for a loft extension (see last image).

The downstairs has been completely reimagined by the architects who have created a flexible space that can be entirely open plan, or closed off with sliding doors to form an independent living room. The extension, clad in black micro corrugated aluminium, forms an expansive living/dining space that is full of light. The Schuco floor-to-ceiling sliding doors have remote controlled electric roller blinds, and the skylight spans almost the full width of the room. The Svane kitchen is fitted with Neff oven and induction hob. As well as the breakfast bar there is room for a large dining table – making it a great space for entertaining. And in the summer the doors can be fully opened giving easy access to the landscaped garden. Handmade storage and shelving have been created across the ground floor and wooden plantation shutters adorn the windows at the front. Engineered Oak floorboards run throughout and there's a WC off the hallway.

Upstairs, the three bedrooms all share original, restored pine floorboards and have been beautifully redecorated. The recently restored bathroom has Crosswater bathroom taps and shower and the master bedroom overlooks the wildflower living roof of the rear extension. You can read more about the loft extension planning application using reference 181814 (drawings available on request).

The exquisite design elements that are so special to Warner homes have been well maintained, restored or reinstated throughout. There are original cast iron fireplaces upstairs and down, a brand new exact replica of original Warner front door by W&J Leigh, of Bolton and original antique cast iron letter plate and door knocker by Archibald Kenrick & Sons. New, double glazed sash windows have been installed throughout the house. And two rooms enjoy double-aspect windows on the corner – a rare detail in houses of this era.

Walthamstow – 2019 London Borough of Culture – is a bustling, thriving community in north east London, with plenty of new shops, restaurants, bars and cafes. The house itself is close to many good and outstanding primary school and childcare settings. It is less than a 5 minute walk to Lloyd Park, with excellent facilities, access to the William Morris art gallery and numerous events throughout the year, including the Walthamstow Garden Party, in conjunction with The Barbican. The newly opened (RIBA award winning) Wetland Centre is a short drive or bus ride away, and Epping Forest can be reached in around 10 minutes, offering endless opportunities for outdoor adventures. Walthamstow central station is only one mile away, providing access to the Victoria line (night tube) and the London Overground line with fast regular access to Liverpool Street.



n/a

SERVICE CHARGE

n/a

EPC

=tbc



