

INIGO



Ardleigh Road

LONDON E17

£800,000 FREEHOLD

This joyful four-bedroom house in Walthamstow is part of a terrace built by the Warner company in 1920. It sits on a quiet street near Lloyd Park, the setting of a popular weekend farmers' market and the William Morris Gallery. An extension in recent years saw the addition of a beautifully bright en suite attic room that would make for a wonderful artist's studio. Outside, the extensive garden is a private spot that teems with white roses and hydrangeas.

Setting the Scene

The Warner Estate was built between the late 19th and mid-20th centuries. Its distinctive homes have a number of features in common; 'Warner houses' are defined by their red brick (often bold), yellow brick with red detailing, slate or tiled roofs, bay windows, steep pitched roofs, gables and recessed porches.

This house retains some of its original features, including striking geometric Art Deco fireplaces. Elsewhere, sensitive additions and paint colours have been adopted to uphold the home's early 20th-century integrity while imbuing a subtle sense of playfulness.

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The Grand Tour

A pathway cuts through the house's neat front garden to its original front door. In front, a tall hedge amplifies the private feel.

Entry is to a hallway, with the living room on one side. A beautiful tiled, working fireplace is a centrepiece here, its brownish hues pairing well with softly finished walls and original pine floors that flow underfoot. A wide window at the front draws a beautiful light into the room. Paint colours throughout are from the Craig & Rose vintage artisan collection, in soft, chalky eggshells and emulsions.

The charming Schreiber kitchen is at the rear of the plan. This has been executed with sherbet-yellow cupboards, Maia worktops, a pale-blue, limited edition Jasper Conran for Belling oven and gas hob. There is room for a dining table here, next to the windows, and a glazed door to the garden. There is also a large storage cupboard in one corner. Burgundy tiles underfoot match an original working fireplace on one side of the room.

Stairs with a carpet runner ascend to the first floor, where there are three peaceful bedrooms, all with pinewood floors and two with working fireplaces. The principal has a useful storage cupboard and a beautiful garden view. There is a bathroom on this level fitted with Burlington fixtures, including a freestanding bathtub and shower overhead.

The uppermost floor is occupied by a bright room, large enough to be flexible in its use. It has two skylights on one side and tall windows on the other, which look to the garden below. A smart en suite bathroom adjoins, and there is access to generous eaves storage.

The Great Outdoors

Tucked at the rear, this home's generous garden is an enchanting spot. It is primarily laid to lawn and has a south-westerly aspect that captures lovely sunsets. Mature plants and shrubs grow around the periphery of its latter half, creating a secluded spot to spend time alone or host friends. Other plants include vines, Virginia creeper that drapes over the summerhouse, Japanese maple and acer, ferns, and evergreen magnolias.

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Out and About

Ardleigh Road is to the north of Lloyd Park, where there are tennis courts, basketball courts, bowling greens and space for a game of pétanque. For those more culturally inclined, the Grade II-listed Water House on the edge of the park was the childhood home of William Morris and now serves as a gallery of his work. The Lloyd Park Market runs every Saturday, with local producers offering seasonal fruit and vegetables, locally baked bread, artisan cheese and charcuterie and natural wine. This corner of Lloyd Park also has a post office, a corner shop, a chemist, an off-license, a cashpoint and a Co-op.

To the west, Walthamstow Wetlands are alive with goldfinches, cormorants, and kingfishers, making a wonderful spot for birdwatching or simply a walk around the scrub-lined reservoirs.

The delights of Walthamstow Village are within walking distance, where there are numerous independent shops, including the much-loved Eat-17 Deli. Bread and baked treats can also be picked up from the Dusty Knuckle Milk Float, which stops at the corner of Thorpe Crescent and Carr Road each week.

Other local spots include Blackhorse Road, with Forest Wines bar and bottle shop, and the Blackhorse Workshop. An array of pubs and breweries can be found on the nearby 'beer mile' and on the industrial estate near Lockwood Way.

There is a Montessori school near the house, as well as a handful of state-run primary schools. There are also several well-regarded secondary schools nearby.

Walthamstow Central station (Victoria line and Overground) is around 25 minutes' walk, or an eight-minute cycle, away from the house. There are plenty of buses nearby. Blackhorse Road is one stop on the Victoria line and Overground trains can be accessed via a 10-minute bus ride from a stop a few minutes away.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.