

# INIGO



## *Aubrey Cottage*

LONDON E17

£900,000 FREEHOLD

With considered material and colour palettes, this two-bedroom cottage in Walthamstow marries thoughtful contemporary design with its sensitively preserved 19th-century fabric. In collaboration with Georgina Mann, its current owners have extensively and lovingly renovated its interiors and added a wonderful extension to the ground-floor plan. At the rear, the cottage opens to a patio garden with brick boundary walls covered in ivy and climbing roses. The house is a short walk from the independent restaurants, cafés and shops of Walthamstow Village, and Walthamstow Central station for Victoria line and Weaver line services.

### *Setting the Scene*

The 17th-century British writer, philosopher, and antiquarian John Aubrey lends his name to this quiet road within Walthamstow's 'Poets' Corner'. The surrounding streets, lined with Victorian and Edwardian terraces, celebrate fellow literary figures including Byron and Milton.

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Aubrey Cottage is thought to be only the second house built on the street, originally constructed in 1859. Its stock-brick façade rises over two storeys, with a prominent roofed bay and two-over-two sash windows. A datestone is set centrally, carved with 'Aubury Cottage 1859'.

### *The Grand Tour*

The cottage is set back from the street behind a picket fence and a fuchsia hedge; purple-flowering wisteria climbs its frontage. A path leads to a double-width front door at the side of the house.

This opens to a central hall that connects the living spaces at the front and the kitchen at the rear. Limestone tiles from Mandarin Stone are laid underfoot, flowing seamlessly into the kitchen and fitted with underfloor heating. The walls throughout are washed in 'Old White' by Farrow and Ball.

Housed in the extension, the kitchen is bright and voluminous with a pitched ceiling and large Velux windows. On one side of the room, there are handmade cabinets finished in 'Dark Stone Warm' by Little Greene, with an oak worksurface and a large pantry cupboard. There is also a range cooker with a five-ring gas hob from Smeg, an integrated fridge/freezer, and a double butler sink with brass fixtures, including a boiling water tap, from deVOL. An open shelf extends above the countertops, ideal for glassware or recipe books.

On the other side of the room, built-in banquette benches form a dining area. A three-over-three sash window frames green views of the garden, and French doors can be thrown open for an unobstructed view of the garden.

On the other side of the hallway are two reception rooms. Occupying the middle of the plan is a snug with walls painted a deep red, and original floorboards treated with a dark wood stain. There is a fireplace with an original surround and alcove-set shelving.

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Beyond the snug, an inner hall with a nine-pane window and a segmental fanlight leads to a bright living room. Here, a large bay with original sashes overlooks the front garden. On one side of the room, there is a fireplace with a cast-iron surround set with patterned tiles. Shelves and cupboards flank the central chimney breast. The ground floor is completed by a shower room with deep-green zellige tiles and fittings from Burlington, including a walk-in rain-style shower.

A staircase with white-painted treads and a green handrail rises to the first floor. Two double bedrooms are on either side of the landing, which retains original cupboards. The primary bedroom is at the rear of the plan, with views over the garden through a sash window. The room is drenched in 'India Yellow' by Farrow and Ball, and built-in wardrobes provide excellent storage.

The primary bedroom has a tranquil en suite bathroom. Monochromatic Parisian-inspired mosaic tiles spread underfoot, and timber-panelled walls are again washed in 'Old White'. At the end of the room, there is a roll-top bathtub with floor-mounted fixtures from Burlington. The second bedroom sits at the front of the plan, with more built-in wardrobes and two sash windows.

### *The Great Outdoors*

At the rear of the house is a charming patio garden laid with bricks in a herringbone pattern. Ivy and climbing roses creep over the brick boundary walls while raised beds are planted with hydrangea, white rose and leafy shrubs.

An old vine weaves across a pergola that extends from the back of the house, heavy with ripened grapes every summer. The area beneath is perfect for meals or afternoons spent reading.

### *Out and About*

Aubrey Road short walk from Walthamstow Village, which is home to numerous independent shops, including the famous Eat-17 deli. Local pubs, The Castle and the Queens Arms are local favourites in Walthamstow Village; the Castle has fantastic roast dinners and the Queens Arms has a great menu throughout the week.



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The Nags Head is also close by and puts on free live jazz every Sunday; it also serves stonebaked pizzas. Other local favourite restaurants include Yard Sale Pizza, Etles Uyghur (famous for its dumplings and hand-pulled noodles), and Comalera, which offers Mexican street food and local brews.

Within easy reach is East of Eden, a much-loved yoga, Pilates, barre and spin studio. Just around the corner from Aubrey Road is Soho Theatre Walthamstow, a refurbished Victorian music hall. The 1,000-seat venue will run a programme of international comedy, theatre and cabaret from the owner of the esteemed Soho Theatre.

Lloyd Park is nearby and is equipped with tennis courts, an outdoor gym, and a lively Saturday market with a range of high-quality produce and street food. The William Morris Gallery is set within the park and houses the largest collection of designs by its namesake Arts and Crafts artist/designer/writer. Walthamstow Wetlands is a short cycle away and is a beautiful nature reserve home to 10 reservoirs.

The area has plenty of stellar schooling options; for primary education, Greenleaf Primary School, The Winns Primary School, and Our Lady and The Woodside Primary Academy are within easy reach. For secondary education, Walthamstow Forest College and Walthamstow School for Girls are well-regarded.

Walthamstow Central station is a 10-minute walk away, with the Victoria line reaching King's Cross St Pancras in 15 minutes. There is easy access by car to the A1 and M11.

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.