

THE MODERN HOUSE



London E11
£350,000 Share of Freehold

Alders Close

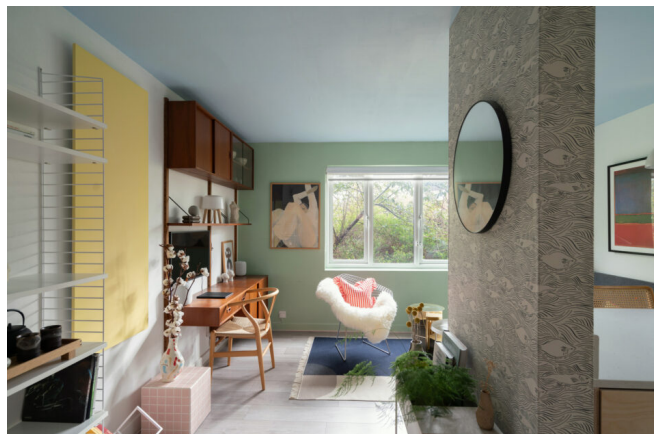
Nestled in a small estate opposite Wanstead Park and The Flats is this impeccably designed and joyful apartment. Taking inspiration from the bright colours and forms of postmodernism and Bauhaus, its decor is the result of a thoughtful renovation by the current owners. The estate is surrounded by greenery, with beautiful woodland, lakes, outdoor sports facilities and walking trails within easy distance.

The Tour

The apartment sits in the middle of a 1980s complex that runs perpendicular to Wanstead Park and is set on the building's ground floor.

On entry, the playful decorative scheme makes itself known: pops of colours and softly contoured shapes animate the space. Contemporary interventions are jolly and practical; all windows are double glazed and infrared radiators have been added, the latter finished in fun colours.

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A pink-painted arch entrance created by the current owners creates a gentle delineation between the entrance hallway and the well-proportioned open-plan living, kitchen and dining space beyond. Zones have been subtly demarcated; at the far side is the living space, arranged next to a window that frames views over neighbouring trees. The surrounding wall has been painted sage, as though to mimic the greenery outside. A neat study nook is at one side, but the room's versatility supports a variety of configurations.

A cleverly carved-out kitchen continues the merry colour scheme with a pop of sunshine yellow above a shelf perfect for storing cookbooks. The room's vibrancy is offset by the kitchen's pared-back, minimal feel, with Plykea cabinetry, brass handles and clean-lined custom countertops. An island creates a boundary to the space and doubles as a breakfast bar; an adjoining feature wall has been wrapped with Ferm Living wallpaper, bringing texture to the block colours used elsewhere. Opposite, a dining space has been arranged in front of the pastel pink-painted arch.

Along the main corridor is a neat bedroom, finished with calming blue-and-white striped wallpaper. Although a relatively neutral space, the same yellow paint has been used to finish the skirting here, creating a subtle continuity across the plan. An open, built-in cupboard provides hanging space and storage.

The bathroom is just along the hallway. Grounded with terrazzo tiles, it has plenty of storage space in a blue-painted unit below the sink, a walk-in shower, and, true to form, a sunny yellow half-painted wall.

The Area

Alders Close is fantastically situated between open swathes of greenery. Wanstead Park and Wanstead Flats, which constitute the southernmost part of Epping Forest, can be reached in mere minutes and lay claim to woodland, lakes and cafés. Sporting facilities include football pitches, tennis courts and more than one golf course. The Flats have a number of established walks too, many with wonderful views of the city.

Leytonstone High Road can be on foot reached via Wanstead Park and is lined with great restaurants, including Bocca Bocca for pizza and local favourite Mum Likes Thai Food. Popular Back to Ours is perfectly placed for a weekend morning coffee and pastry run. Leyton is just beyond the High Road and has a host of brilliant offerings along Francis Road; we've written about some of our favourites in our residents' guide. Forest Gate is also easily accessed south of The Flats and has a further range of eateries and amenities.

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Wanstead Park Station (Overground) is to the south and can be reached in around six minutes by bike or 23 minutes on foot; Forest Gate Station is just beyond and runs Elizabeth Line services on an east-west axis across the city. Leytonstone Station (Central Line) is around a 13-minute bus journey from the apartment or a 26-minute walk. The area is also well-served by local bus routes.

Tenure: Share of Freehold Lease Length: Approx. 999 years remaining Service Charge: Approx. £1,800 per annum 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”.