AUCOOT



ADDRESS
Wyatt's Lane, Walthamstow, London E17

PRICE
£700,000 – £850,000

ARCHITECT
Gouldstone & Co

TENURE
Freehold

Set along Wyatt's Lane in Walthamstow, this collection of three newly built homes has been designed by architects Gouldstone & Co. A considered approach to materials, space and natural light brings warmth and character to the contemporary architecture, while the use of energy-efficient technologies ensures the homes are equally thoughtful in their construction.

The architecture is defined by a series of pitched brick façades, with subtle variations in tone and texture lending individuality to each home. Generous picture windows punctuate the elevations, drawing natural light into the interiors and framing views of the surrounding greenery. Zinc roofing and planted green roofs introduce a contemporary contrast, while landscaped front gardens soften the approach.

Inside, a restrained palette of natural materials creates a sense of warmth and continuity. Engineered herringbone flooring runs through the principal living spaces, complemented by exposed timber ceiling beams and bespoke staircases with solid oak treads. Large triple-glazed windows by Velfac bring an abundance of daylight into the interiors, with carefully considered proportions creating a sense of openness throughout.

The ground floors are largely given over to open-plan kitchen, living and dining spaces, where oak veneer cabinetry is paired with solid quartz worktops and warm terracotta-toned tiling. Integrated Samsung appliances sit discreetly within the joinery, allowing the natural materials to take precedence. The bedrooms follow a similarly understated approach, with vaulted ceilings on the upper floors introducing a wonderful sense of height and volume. Bathrooms are finished with tiles by Mandarin Stone, continuing the considered material palette.

To the rear, large panes of glazing open onto private landscaped gardens, creating a natural extension of the living spaces. Mandarin Stone paving, planting beds and a mixture of ornamental grasses and greenery establish a setting for outdoor dining and quiet retreat, while timber screening provides privacy.

Sustainability has been integral to the design. Entirely electric and gas-free, each home benefits from a Mitsubishi air source heat pump, underfloor heating, triple glazing and green roofs, all contributing towards lower-energy living. A centrally monitored security system completes the specification.

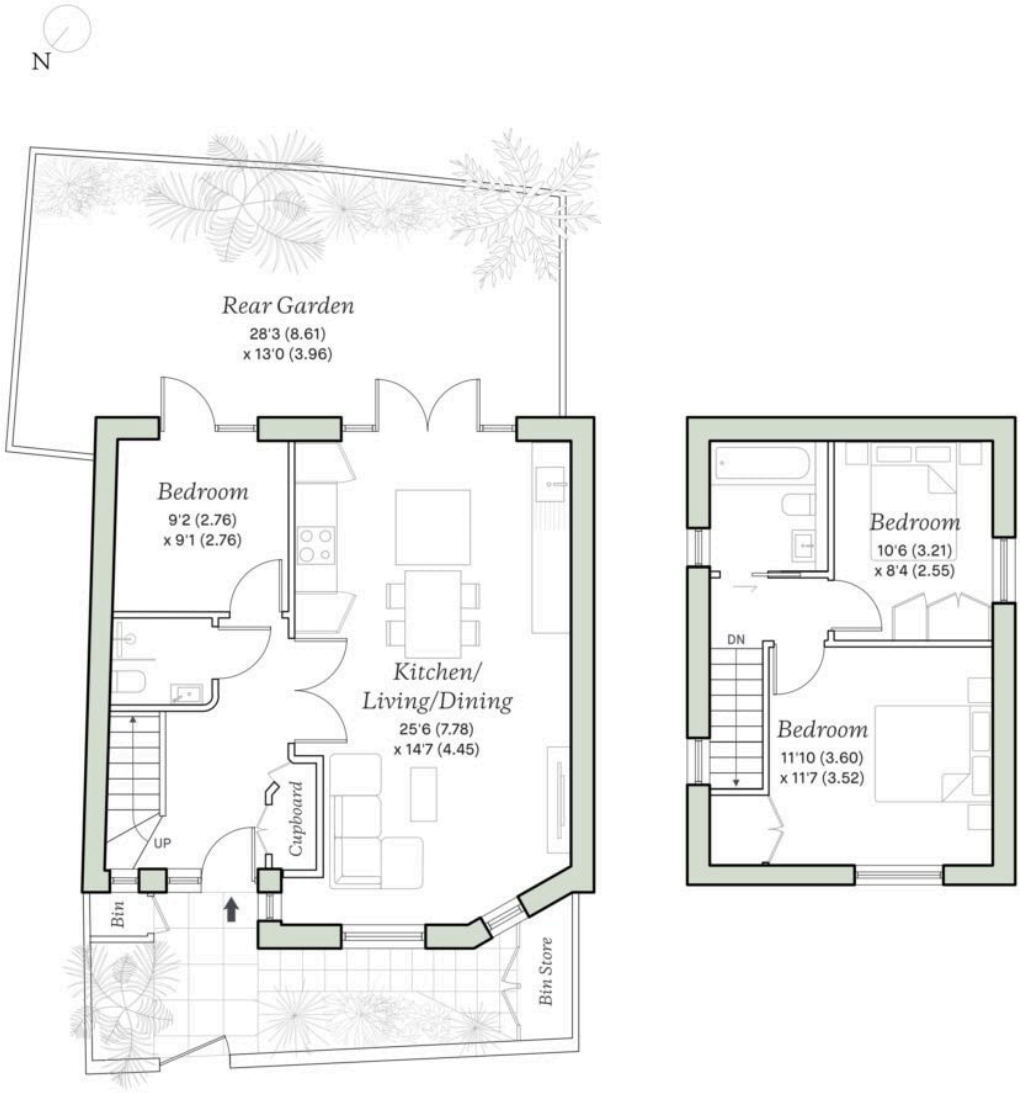
EPC
TBC





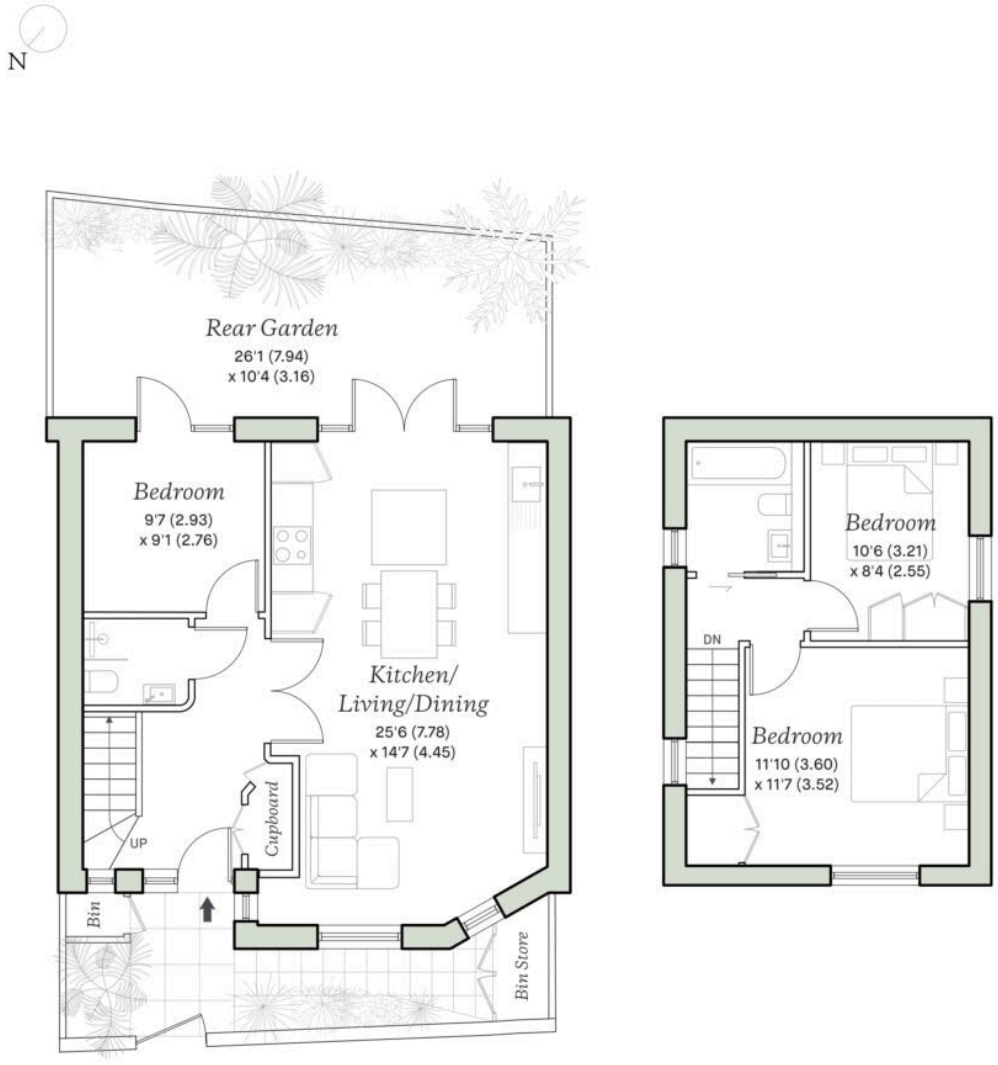






GROUND FLOOR

FIRST FLOOR



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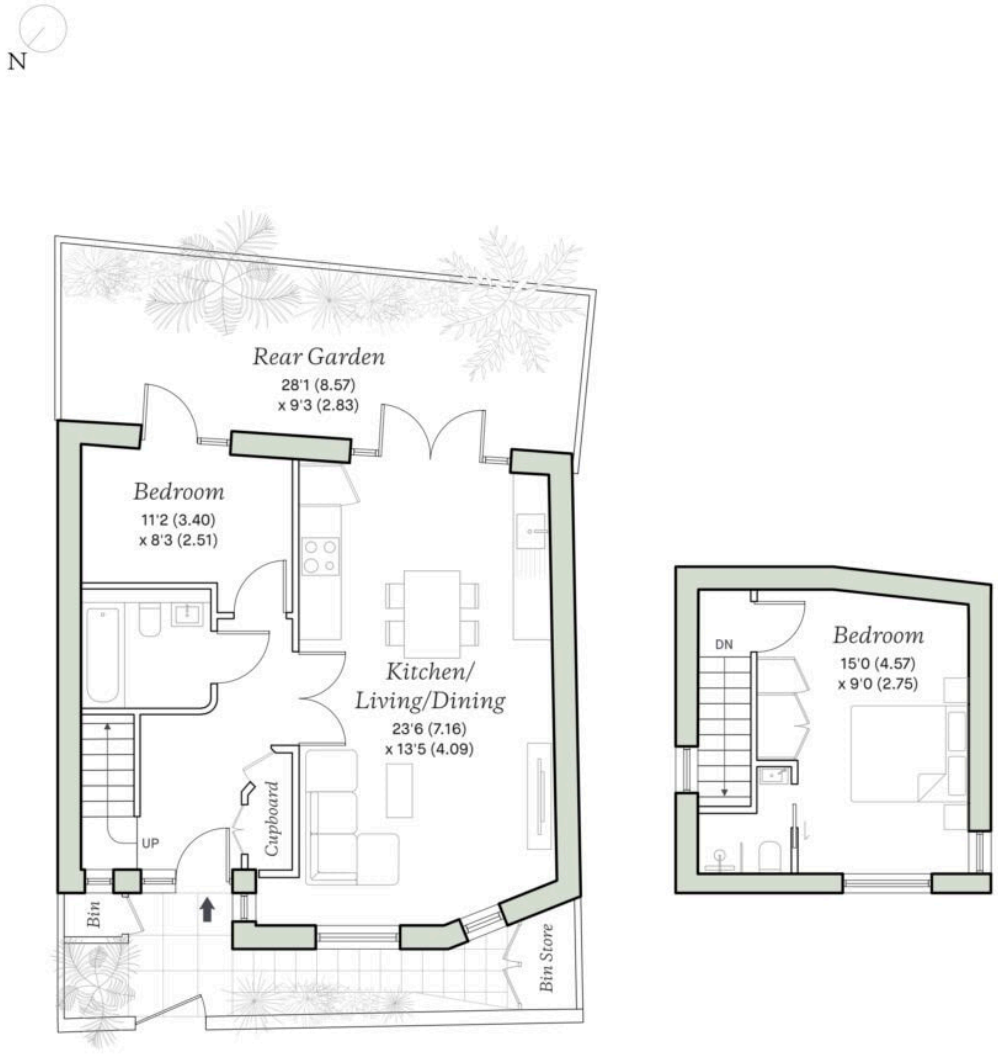

GROUND FLOOR

FIRST FLOOR

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Generated 17 November 2026.