

# AUCOOT



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ADDRESS

Forest View Avenue, London E10

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PRICE

£1,625,000

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DESIGNER

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## INFORMATION

Positioned moments from the tranquil Hollow Ponds, this four-bedroom semi-detached Edwardian home has been sympathetically reimaged to balance its period charm with a striking contemporary extension. The renovation achieves a masterful interplay of light, material, and proportion, preserving the building's heritage while introducing refined Scandinavian and Moroccan influences. The result is a playful home that feels serene and spacious, enhanced by views over its west-facing garden and the London skyline.

The house is approached via a front garden that provides the rarity of off-street parking and gated side access. The ground floor opens with a reception room at the front, accessed through double doors framed by ornate architraves. A feature fireplace with a slate surround provides a central focal point, while a box bay window allows natural light to pour into the high-ceilinged space. Intricate cornicing, parquet flooring, and built-in storage add character and practicality.

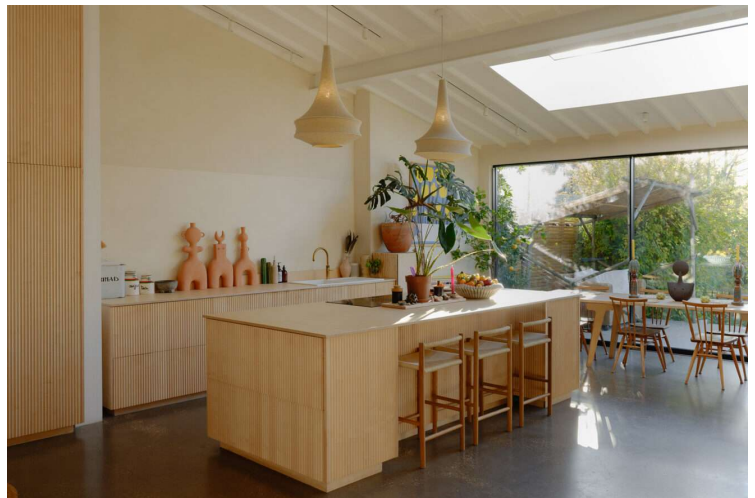
To the rear, the house opens up into a dramatic extension where a contemporary design sensibility converges with functionality and a sense of spaciousness. A Scandinavian and Moroccan-inspired palette, paired with Bauwerk limewash walls and polished concrete floors, lends texture and warmth to the space. The floor has been lowered and the ceiling raised to a 3.6m apex, creating a wonderful sense of scale. Stretching the width of the room is an exposed steel beam, from which a wood-beamed sloping roofline runs down to full-height sliding glass doors that open onto the garden.

At the heart of the extension is a bespoke handmade maple wood kitchen, anchored by a large central island. A relaxed lounge area and dining space, sitting beneath a large skylight, give the room flexibility for entertaining or gatherings with family and friends. A guest cloakroom and lower-level utility room adds further practicality and convenience.

The first floor features three double bedrooms, each retaining period details such as parquet flooring, cornicing, and sash windows. The principal bedroom is a characterful blend of bay windows and custom-built wardrobes. The family bathroom is a peaceful retreat, complete with a marble-encased oversized bath, walk-in shower, dual vanity unit, and brushed brass fixtures.

The top floor is home to a beautifully designed bedroom suite, flooded with natural light from two large skylights and rear-facing casement windows. Clever storage solutions and an en-suite shower room make this an ideal principal or guest bedroom. West-facing views are of the neighbouring gardens and the London skyline beyond.

The west-facing garden, primarily laid to lawn, is framed by mature shrubs and trees, creating a private and tranquil outdoor





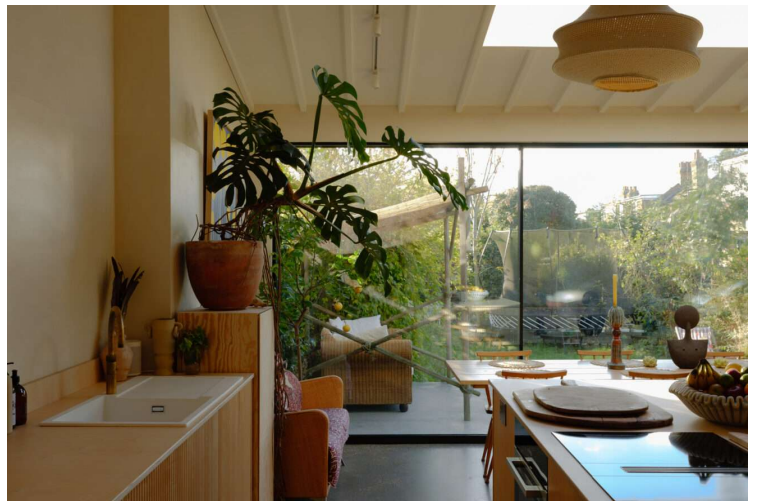
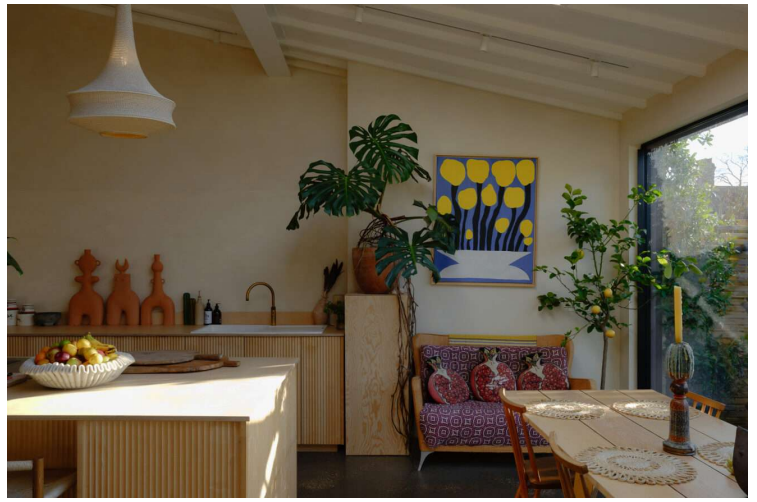
space. Two sheds, including one dedicated to cold storage, add practicality to this thoughtfully landscaped setting.

This is a home that celebrates its Edwardian heritage while embracing a contemporary lifestyle, blending tradition with modernity in a way that feels effortless yet exceptional.

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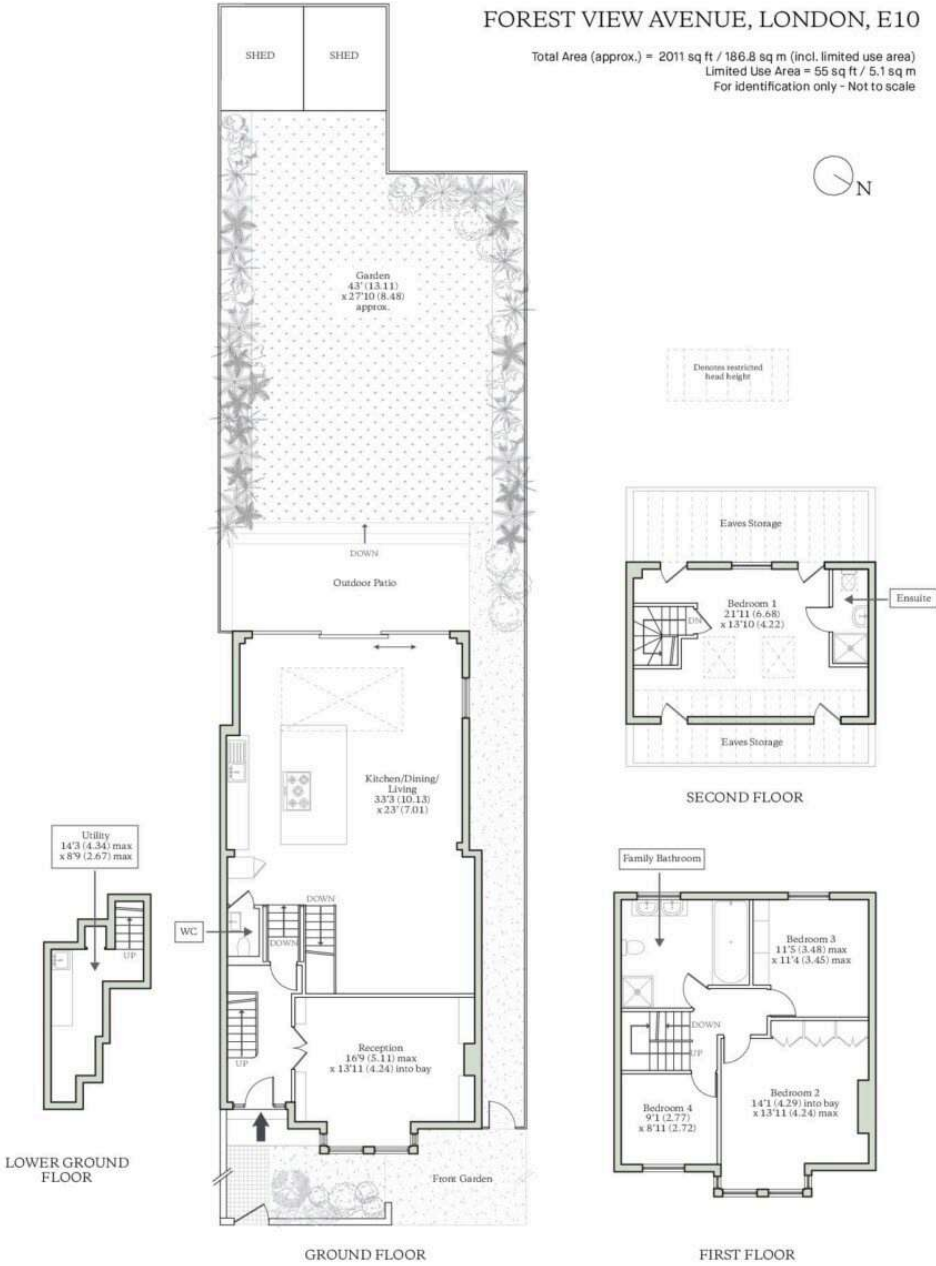
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FOREST VIEW AVENUE, LONDON, E10

Total Area (approx.) = 2011 sq ft / 186.8 sq m (incl. limited use area)  
 Limited Use Area = 55 sq ft / 5.1 sq m  
 For identification only - Not to scale



**AUCOOT**  
 RICS Property Measurements Standard

