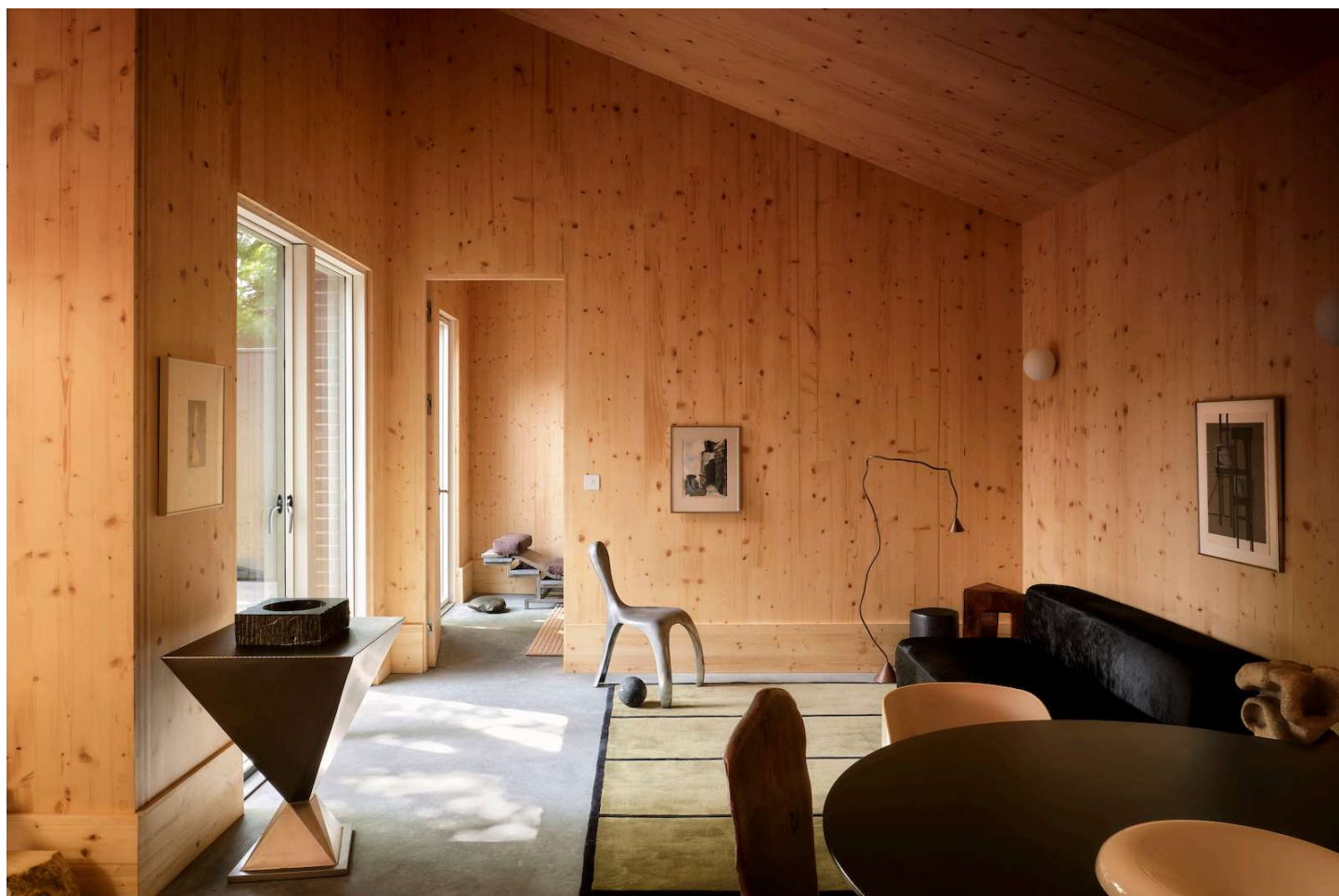


# AUCOOT



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ADDRESS

Tree Courtyard House, Beulah Road E17

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PRICE

£750,000

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ARCHITECT

ao-ft

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## INFORMATION

This newly completed two-bedroom house in the heart of Walthamstow Village has been designed by RIBA award-winning architects ao-ft. The peaceful single-story home is arranged around a secluded courtyard and is positioned so that natural light falls perfectly on the paved area and into the interiors via large triple glazed doors. In a special collaboration with Aucoot, local design gallery Monument has styled the interiors to give a beautiful sense of how the space could be lived in.

Having recently won recognition and a RIBA award for their self-build project Spruce House, ao-ft founders Liz and Zach have now turned their attention to their flagship project of 2024, Tree Courtyard House. Upholding the same acclaimed principles that guided the design of Spruce House, equal care and attention have been applied to create a home that incorporates the natural environment, and has been thought about with the wellbeing of its occupants in mind. The house was built using low-carbon CLT construction, and other materials that are both renewable and sustainable.

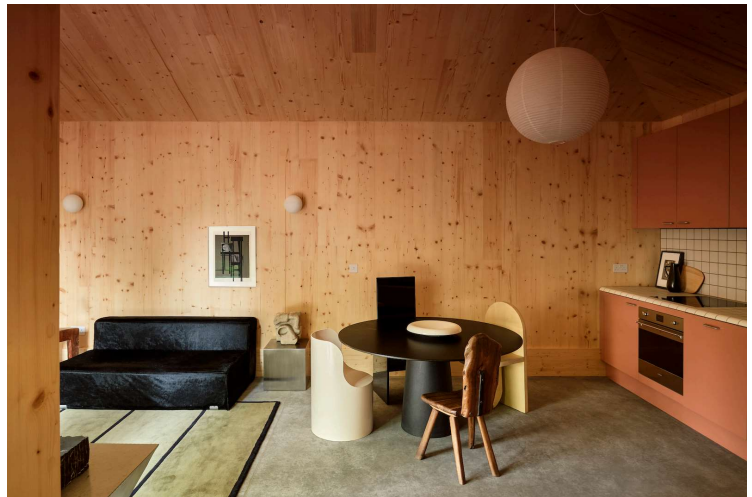
Inside, the tall mono-pitched roof lines create near double-height spaces at the apex, imbuing the interiors with an extraordinary sense of volume and airiness. Well-placed, oversized opening doors and windows make sure that natural light is a constant throughout. CLT has been used across all walls and ceilings, which, together with polished concrete floors and oversized internal doors, provide the interiors with a feeling of both warmth and robustness.

Particular detail has been taken in the layout as all rooms cleverly gravitate towards the private landscaped courtyard garden. The main bedroom faces south-west and has direct access to the courtyard via large glazed doors. Similarly, the spare bedroom, reached via the living space, connects to the garden and could be used in a number of ways, such as a home office or studio.

A bespoke terracotta-hued kitchen sits discreetly within the entertaining space and has been engineered to complement the tones of the surrounding wood and polished floors. Intricate detailing has been applied to the off-white worktop tiles so that they curve over the low-level units. This detail reflects the care and attention the rest of the home has received throughout the build.

The bathroom is filled with natural light via a large, full-width single-pane sky light. Amongst a clean white bathroom suite, square dusty pink tiles and a large vanity mirror hide well thought-out, hidden storage and LED lighting.

An air source heat pump absorbs heat from its local environment, transferring this into cost effective underfloor heating. There is custom built-in storage and full height wardrobes in the main bedroom. Outside, discreet and separate storage for bins and bikes are functional features that speak to the thoughtfulness that has gone into Tree



Courtyard House.

Interior Photography: Ollie Tomlinson  
External Photography: Richard Oxford

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LEASE LENGTH

N/A

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SERVICE CHARGE

N/A

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EPC

=B

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