



Carlton House, Aylmer Road, Leytonstone

Asking Price £1,750,000 Freehold

- Stunning, grade II listed Georgian home spanning 5,655 square feet
- 8 bedrooms, 6 reception rooms, 8 toilets
- Includes solar thermal hot water, exterior wall insulation and underfloor heating
- Boasts features such as original locks and doors, secret stairs, secret doors and original well
- Lower level can be utilised as a spacious two-bedroom self-contained flat,
- Arranged over five storeys
- Stunning character details, faithfully restored over 32 years by the current owners
- Kitchen/dining/sitting room measuring over 11 meters in length
- Upper levels boast uninterrupted views across the London skyline
- 0.2 Miles to Leytonstone Central Line Station

Petty Son & Prestwich are thrilled to offer to market this magnificent, five storey Georgian townhouse. Faithfully restored over 32 years by the current owners the home provides 8 bedrooms, 6 reception rooms and 8 toilets/shower/bathrooms over 5,655 square feet. Perched just behind Leytonstone High Street the home provides unparalleled convenience.

Built Circa 1740 and reported by newspapers to be a "magnificent development" for its time, this exceptional 8-bedroom, 6 reception Georgian townhouse is the last remaining undivided Georgian townhouse of its kind in the area. Spanning approximately 5,655 square feet over five floors, this historic home site just behind Leytonstone High Road, potentially offering options for the house to be sub-divided into flats or split to add commercial use below whilst still maintaining magnificent living quarters above (STPC).

With Blue Plaque status, this Grade II-listed property it served as the prestigious Salisbury Club (a Conservative gentlemen's club) for nearly a century, adding to its distinguished history and has been restored by the current owners as a magnificent home for the last 32 years. Thoughtfully refurbished to accommodate contemporary family life while preserving its remarkable period features the home boasts original fireplaces, shutters, cornicing, mouldings, hand-turned stairs, wood panelling, original locks and doors, secret stairs, secret doors and original well.

Accessed through an original wrought iron gate, the property welcomes you with a secluded garden and elegant Portland stone steps leading to the grand portico entrance. Upon entering, you're greeted by a striking Georgian staircase that sweeps through the entire house. The ground floor boasts several generously sized reception rooms, including a double reception with dual-aspect windows that floods the space with natural light and offer views of both the front and rear cottage gardens. The southeast-facing back garden serves as a private suntrap, perfect for outdoor entertaining or as a productive cottage garden.

On the first floor, you'll find a formal dining room and library, as well as an expansive kitchen/sitting room measuring over 11 meters in length. The upper floors contain five double bedrooms and two family bathrooms, with the top floor offering its own kitchen and living area. As you ascend, the upper levels reveal uninterrupted views across the London skyline. The property also includes a spacious two-bedroom self-contained flat, complete with a wine cellar, and a separate housekeeper's apartment.

The property has been meticulously restored to preserve its historic integrity while incorporating modern efficiencies, such as family bathrooms on every floor, solar thermal hot water, exterior wall insulation, underfloor heating, rainwater harvesting, an Eco-wood-burning stove, and a wood store/potting shed. This extraordinary home combines the best of both worlds—period elegance and modern comfort. Well presented with a D rated energy efficiency rating, such a historic property is rarely available, nevertheless it still has huge potential with separate family areas. wheelchair accessibility currently exists to the upper ground floor but could be adapted to also benefit the lower ground floor, whilst it is also possible to connect the lower ground floor directly to the courtyard garden if desired.

EPC Rating: D66

Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room

16' x 14'12"



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.