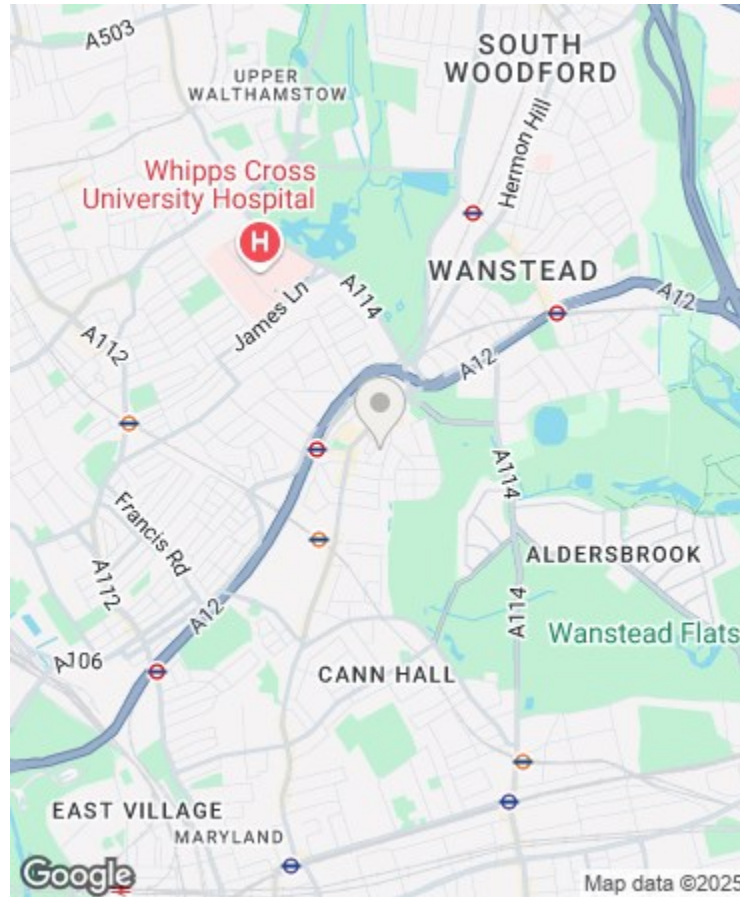




Directions

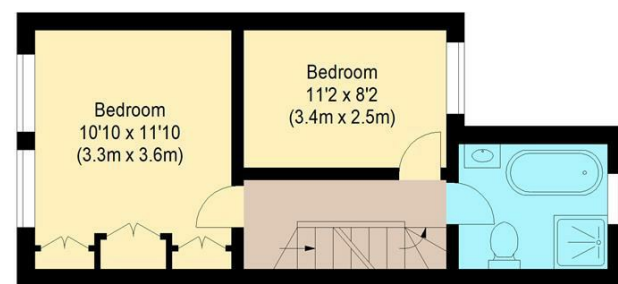
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

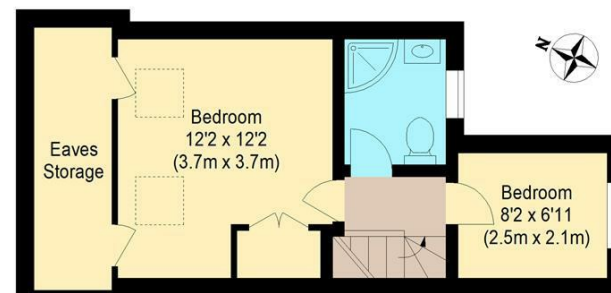
EPC Rating

C

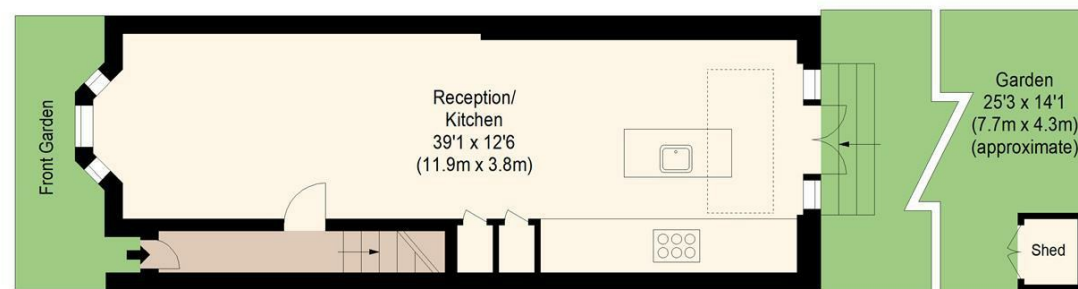
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



First Floor



Second Floor



Ground Floor

william rose
Barfield Road, E11

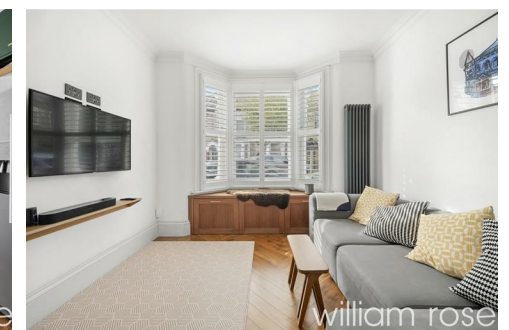
Approximate Gross Internal Floor Area : 112.78 sq m / 1214 sq ft
Shed : 1.02 sq m / 11 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.

lpaplus.com

Date: 9/4/2025



21 Barfield Road, London, E11 3AF

Offers Over £875,000

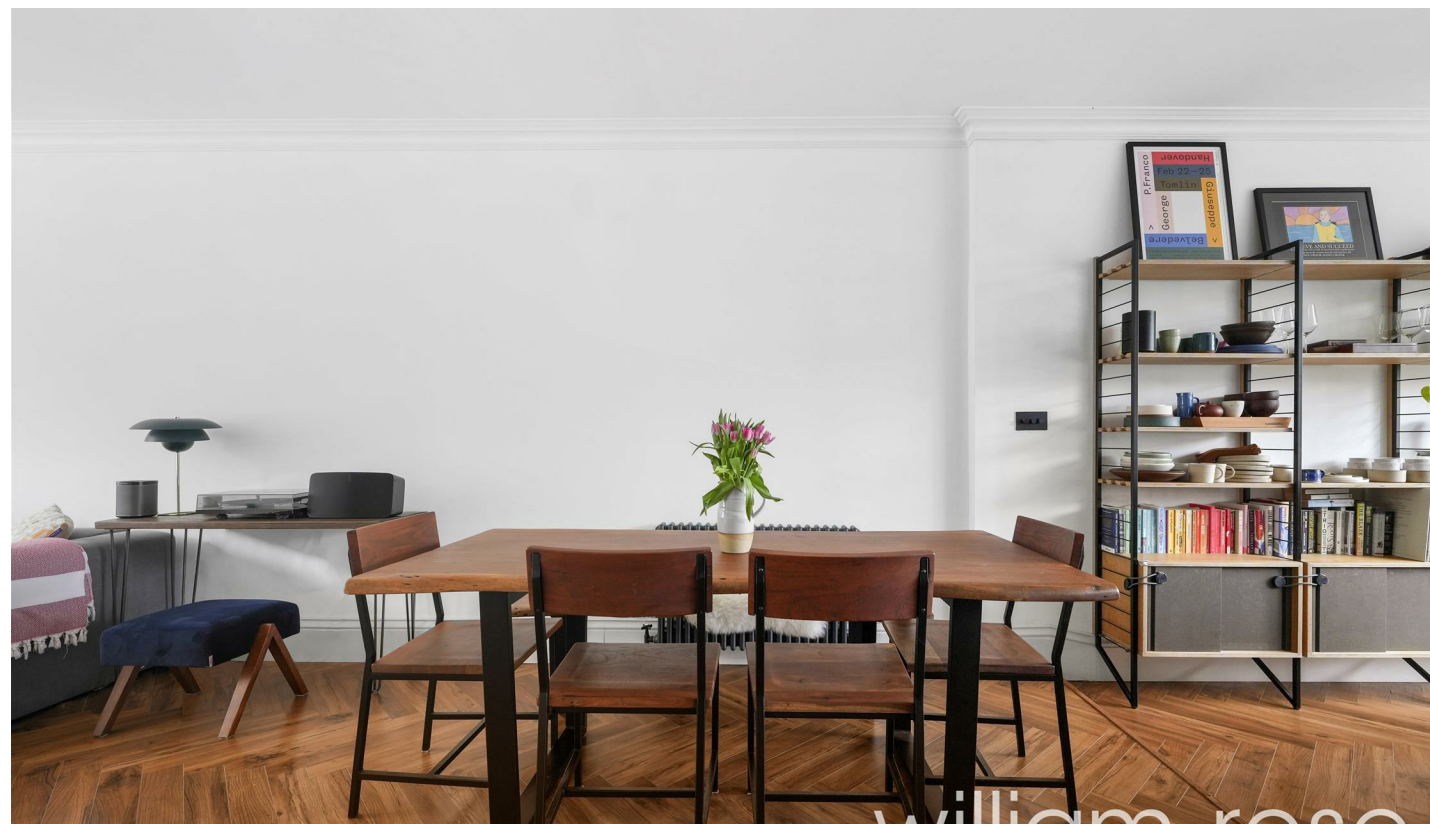
- Immaculate four-bedroom Victorian mid-terrace home
- Elegant brick façade with mosaic tiled pathway and hallway
- Two modern bathrooms across upper floors
- Excellent layout ideal for family living
- Close to Davies Lane & George Tomlinson School
- Stylish rear extension and quality loft conversion
- Spacious 39ft open-plan kitchen/reception area
- Well-maintained private garden with patio and shed
- Just 0.4 miles and 5 mins walk to Leytonstone Underground (Central Line)
- Short walk to Leytonstone High Road, shops & green spaces

21 Barfield Road, London E11 3AF

A beautifully extended four-bedroom Victorian mid-terrace on sought-after Barfield Road in Bushwood, Leytonstone. Offering over 1,200 sq ft across three stylish floors, it features a stunning open-plan living space, Crittall doors to a private garden, two modern bathrooms, and a seamless blend of period charm and contemporary design — just minutes from Leytonstone Station and excellent local amenities.



Council Tax Band: C



This beautifully presented brick-fronted Victorian mid-terrace home, situated on the ever-popular Barfield Road in Bushwood, E11, combines timeless character with modern family living. A charming mosaic-tiled pathway leads you to this elegant residence, offering instant curb appeal and a warm welcome.

Spanning approximately 1,214 sq ft over three stylishly designed floors, the property has been thoughtfully extended to the rear and into the loft, providing a generous and versatile layout throughout.

The ground floor features an exceptional open-plan reception and kitchen area, measuring an impressive 39 feet in length. Bathed in natural light, this space is perfect for entertaining, relaxing, or family gatherings, with direct access through bespoke Crittall doors to a beautifully maintained rear garden — a peaceful urban oasis with a lawned area, patio, and handy shed. The open plan ground floor space also includes a laundry/dryer cupboard and under-stair storage.

On the first floor, you'll find two well-proportioned bedrooms and a contemporary family bathroom. The second floor, benefiting from a quality loft conversion, hosts two further bedrooms, including a spacious principal suite with built-in eaves storage, along with an additional modern shower room.

Location Highlights:

- **Transport:** Ideally located just 0.4 miles and 5 mins walk from Leytonstone Underground Station (Central Line), offering swift access to Central London and the City. Leytonstone High Road Overground (Suffragette Line) is also nearby for additional connectivity.
- **Lifestyle:** Enjoy easy access to some of East London's most vibrant areas including Hackney, Victoria Park, Queen Elizabeth Olympic Park and Bethnal Green — all just a short ride or cycle away.
- **Green Spaces:** Surrounded by nature with Wanstead Flats, Wanstead Park and Epping Forest nearby — perfect for weekend strolls, picnics or morning runs.

- **Pubs:** Take your pick from a great selection of locals including The North Star, The Red Lion, Leytonstone Tavern, The Holly Tree and Heathcote & Star.

- **Cafés:** Enjoy coffee and brunch at neighbourhood favourites like Back to Ours and Wild Goose.

- **Restaurants & Bars:** Foodies will love nearby gems such as Homies on Donkeys, Joyau, Fillybrook, Arch Deli, Francis Road's eateries and Panda Dim Sum.

- **Schools:** The area is well-served by highly regarded schools including Davies Lane Primary School and George Tomlinson Primary School, both within walking distance, making it a great choice for families.

Tastefully finished with a harmonious blend of period features and modern enhancements, this home offers the perfect balance of space, style and location. With four generous bedrooms, a showstopping living space and a private garden, this is an ideal home for growing families, professionals, or anyone seeking the charm of a Victorian home in a vibrant East London community with plenty of greenery nearby.