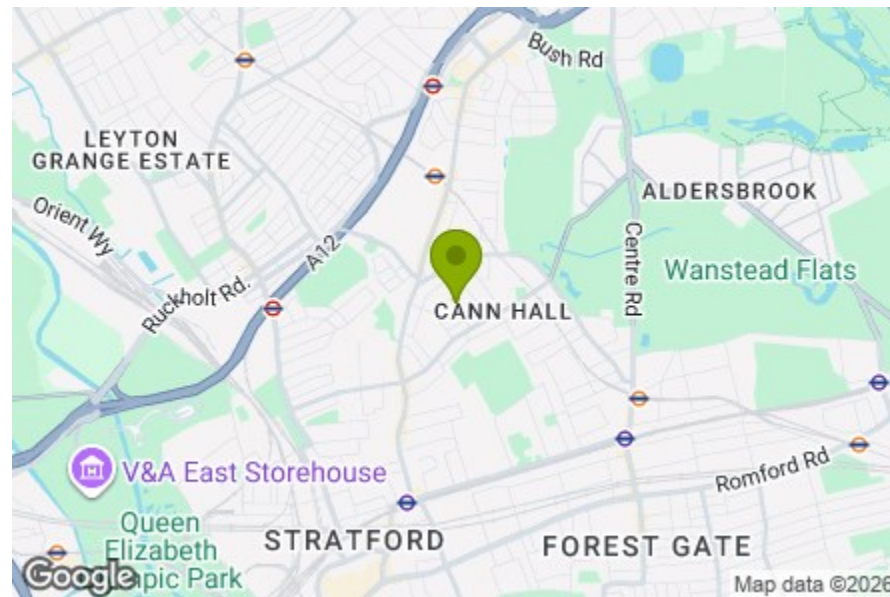




Total Area: 81.6 m² ... 878 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception
10'4" x 12'6"
- Reception
13'8" x 11'1"
- Kitchen
8'9" x 14'4"
- Storage
- Bedroom
13'10" x 10'10"
- Bedroom
8'8" x 10'11"
- Bathroom
- Garden
33'9" x 14'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHENEYS ROAD, LEYTONSTONE

Offers In Excess Of £775,000 Freehold 2 Bed House



Features:

- Victorian Terraced House
- Beautifully Restored & Presented
- Two Double Bedrooms & Upstairs Bathroom
- Engineered Herringbone Floors & Double Glazed Sash Windows
- Bespoke Designer Touches & Period Features
- Landscaped Rear Garden
- Farrow & Ball & Little Greene Paint Throughout
- Fantastic Curb Appeal (Mosaic Tiled Path, Plantation Shutters, Banham Locks)
- Short Walk to Wanstead Flats
- Potential for Loft Conversion (STP)

This beautifully restored Victorian home captures the elegance and warmth of period design, reimagined with a refined contemporary touch. Inside, light flows across engineered herringbone flooring, bespoke joinery and carefully chosen Farrow & Ball and Little Greene tones, all contributing to a calm, cohesive atmosphere. Two double bedrooms and a stylish upstairs bathroom bring balance to the layout, while full insulation and double-glazed sash windows ensure year-round comfort. Plantation shutters frame the façade beautifully, adding to its refined symmetry, while a hand-laid mosaic path leads to the front door. Beyond the rear French doors, an Italian-inspired garden unfolds, offering a tranquil space for outdoor living. Moments from Wanstead Flats, the home also offers potential for a loft conversion (STP).

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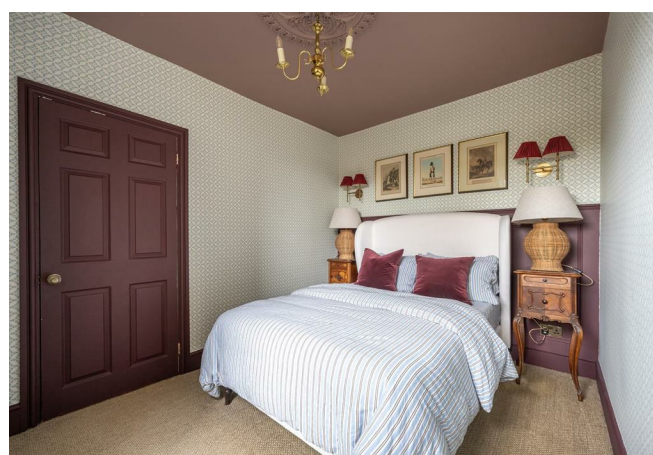
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IF YOU LIVED HERE...

The restored London Stock brick façade exudes understated elegance, its warm tones repointed in lime render and framed by crisp white detailing. A solid wood front door with brass fixtures sits beneath a brick arch, softly lit by a French brass lantern. Wisteria, David Austin roses and Limelight hydrangeas climb the garden wall, adding colour and charm to this beautifully composed entrance. Stepping inside, the hallway immediately conveys a sense of refinement. Bespoke panelling traces the walls, enhanced by herringbone oak parquet and an ornate ceiling rose that catches the light. This gentle grandeur continues through the connected living spaces. The front reception, drenched in Farrow & Ball's Cardamom, feels rich and inviting, with bespoke bookcases, an oak mantelpiece and a brass chandelier. The second reception flows naturally from it, a calm, atmospheric room with fluted fireplace detailing, intricate mouldings and soft light from the sash window, an ideal spot for quiet conversation or relaxed dining. Beyond this, the kitchen brings a sense of warmth and character, blending traditional craftsmanship with bold design. Hand-painted cabinetry in deep Brinjal pairs beautifully with solid oak worktops and Devol brass detailing. A Butler sink sits beneath a row of windows, while French doors open onto the garden, where limestone setts meander among seasonal and evergreen planting including salvia, verbenas and alliums, bringing colour and movement across the seasons. Upstairs, the landing is adorned with panelling and warm Off White tones, leading to two beautifully appointed bedrooms and an exquisitely finished bathroom. The

principal bedroom, colour-drenched in Invisible Green, feels deeply restful with bespoke panelling and fitted wardrobes, while the rear bedroom offers gentle elegance with Farrow & Ball wallpaper and warm claret joinery. The bathroom is a sanctuary of classic luxury, with marble checkerboard flooring, a clawfoot tub, antique brass fittings and a walk-in shower finished in glossy green tiles that catch the light softly, adding depth and subtle elegance, creating a space designed for indulgent calm and everyday pleasure. Moments from the open expanse of Wanstead Flats, the location offers an easy blend of green space and city living. Mornings might begin with a coffee from Tamping Grounds before a peaceful walk across the heath, surrounded by wide skies and winding paths. Nearby Francis Road brings a touch of village charm, lined with favourites like Yardarm, Marmelo and The Northcote Arms, and a weekend market that hums with local life. For everyday convenience, Leytonstone High Road sits close by with shops and cafés for all the essentials. **WHAT ELSE?** Connections are effortless here, with Leytonstone High Road station less than a fifteen-minute walk away, providing swift links across the city. A little further on, Leyton station opens up the Central line, making journeys into the West End or the City both quick and straightforward.



A WORD FROM THE OWNER...

When we bought this house, it was a cold, empty white box. Over time, we've restored its character by reinstating the timber sash windows, adding colour and warmth, and turning it into a home filled with life again.

Days here have an easy rhythm. Mornings begin with coffee from Tamping Grounds and walks across Wanstead Flats. On the way back, it's hard to resist a Dusty Knuckle loaf or a stop at Earls Sandwiches of Distinction, a local favourite.

By the time you return, the house feels calm and grounding, a place that makes ordinary days feel quietly special. Whether you're working from home or heading into the city via Forest Gate or Leytonstone, it's a home with a soul, ready for its next chapter.

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