

HARRINGTON ROAD



LEYTONSTONE, E11

HOME STORY



Beautifully curated and thoughtfully designed by the current owners to an exceptional standard, this impressive five-bedroom terraced home enjoys an enviable position, just moments from High Road Leytonstone. Here you'll find an excellent selection of independent cafés, including the ever-popular Forno on Church Lane and No.23 Café, alongside a variety of restaurants, shops and everyday conveniences, from a large M&S Foodhall and Aldi to a Tesco Superstore a little further afield. Whether it's grabbing your morning coffee before the commute, picking up the weekly shop or meeting friends and family for dinner, everything you need is within easy reach.

For those commuting, Leytonstone Central Line station is just a short stroll away, complemented by an excellent network of bus and cycle routes, making journeys into the City and beyond both quick and convenient.

Enjoy walks around the picturesque Hollow Ponds and Epping Forest, morning runs across the wide-open landscapes of Wanstead Flats, or relaxed afternoons by Jubilee Pond – all offering the perfect escape into nature just moments from your doorstep.



THE STORY CONTINUES...



Moments from High Road Leytonstone's cafés, restaurants and independent shops

Short walk to Leytonstone Central Line station for swift City connections

Excellent road links via the A12, A406 and M11

Easy access to Westfield Stratford City, Queen Elizabeth Olympic Park and East Village





A HOME FULL OF
CHARACTER AND
CONTEMPORARY
COMFORT

RESIDING HERE



Designed for Everyday Living

Leading towards the rear of the property, a thoughtfully designed utility room offers an abundance of built-in storage, keeping everyday essentials neatly organised and the main living spaces effortlessly clutter-free. Finished in a clean, contemporary style, the room also benefits from a convenient guest WC and wash basin.

Beyond, the heart of the home is a generous open-plan kitchen and dining space, beautifully designed for modern living. Sleek cabinetry, extensive worktop space and a striking range cooker are complemented by overhead skylights and glazed doors that flood the room with natural light. Seamlessly connecting the indoors with the garden beyond, this is a welcoming space for everything from relaxed family meals to entertaining guests.

Comfortable Bedrooms & Boutique Bathroom

The first floor offers three well-proportioned bedrooms, each beautifully presented. The principal bedroom enjoys a bright bay window overlooking the front aspect, complemented by a charming feature fireplace that enhances its period character.

Serving the first floor is a beautifully appointed family bathroom, thoughtfully designed with a boutique hotel feel. A freestanding bath forms the centrepiece, accompanied by a generous walk-in shower, elegant brass fittings and a bespoke vanity unit. Natural light, timeless detailing and a striking chequerboard marble floor create a luxurious yet practical space, perfect for both busy mornings and relaxing evenings.



A Warm Welcome

Approached via a gated front garden and pathway, this attractive home immediately creates a welcoming first impression. Stepping through the front door, you are greeted by a bright and spacious entrance hallway that sets the tone for the beautifully presented accommodation beyond.

Elegant Living Spaces

To the front of the property, the first of two reception rooms is an elegant living space where period charm meets contemporary comfort. High ceilings, a generous bay window and a soft, neutral colour palette combine to create a wonderfully light and airy atmosphere. A feature fireplace and bespoke built-in shelving add warmth and character, while the generous proportions make it equally suited to quiet evenings at home or entertaining family and friends.

Positioned just behind, the second reception room offers a versatile additional living area with double doors opening directly into the rear garden. Whether arranged as a formal dining room, home office, playroom or cosy snug, it provides the flexibility to adapt to a variety of lifestyles.

A Versatile Loft Retreat

Stairs rise to the converted loft, where two further rooms provide exceptional flexibility.

Overlooking the rear garden, the first loft room is filled with natural light through striking industrial-style glazing. Whether used as a home office, creative studio, snug or occasional guest room, its generous proportions and leafy outlook create a calm and inspiring space.

The second loft room forms a superb bedroom suite, thoughtfully designed to combine character with contemporary comfort. Multiple skylights enhance the bright and airy feel, while distinctive chequerboard flooring adds a stylish design feature. The adjoining en-suite shower room is finished with warm earthy tiling, a bespoke vanity unit with artisan basin and quality fittings, creating a peaceful, private retreat within the home.

Externally

To the rear, the property enjoys a beautifully landscaped, low-maintenance garden designed for making the most of the warmer months.

A paved seating area with a retractable awning provides the perfect setting for outdoor dining or relaxing in the sunshine, while the artificial lawn offers an attractive, easy-care finish. Altogether, it is a wonderful extension of the living space, ideal for both everyday enjoyment and entertaining outdoors.

FINER DETAILS



£3,950 pcm

Offered Furnished

Council Tax Band: C

Available From 1st September 2026

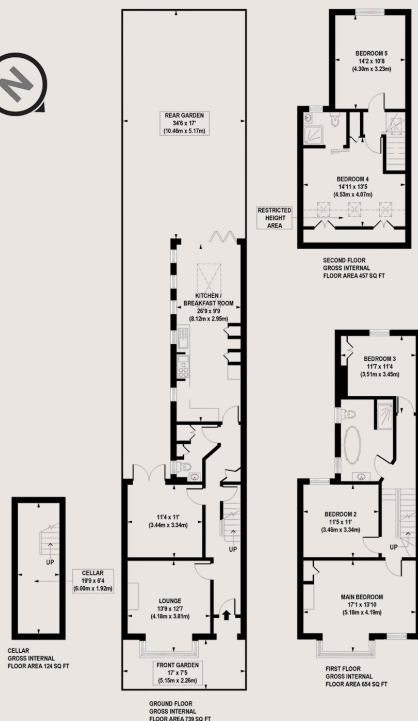




HOME FEATURES

- Beautifully renovated and thoughtfully designed five-bedroom terraced home finished to an exceptional standard
- Finished to an exceptional standard
- Gated front garden
- Inviting entrance hallway
- Access to cellar
- Elegant reception rooms
- Utility Room with WC
- Stunning open-plan kitchen and dining room
- Boutique-style family bathroom with freestanding bath
- Luxurious loft room suite with en-suite shower room
- Landscaped, low-maintenance rear garden
- Ideally positioned just a short walk from Leytonstone Underground Station (Central Line) with excellent transport links into the City
- Moments from the cafés, restaurants and independent shops of High Road Leytonstone
- Close to a fantastic range of local amenities including M&S Foodhall, Aldi and Tesco Superstore
- Surrounded by open green spaces, including Hollow Ponds, Epping Forest, Wanstead Flats and Jubilee Pond
- EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1974 sq. ft / 183.43 sq. m (including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1899 sq. ft / 176.40 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Theydons.



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