



Mornington Road, E11
London

£350,000
EELEVEN^{EST}
2016

Mornington Road. E11

London

Tenure: Leasehold

- One-bedroom, ground-floor Victorian conversion
- Chain free
- High ceilings and period features
- Large box bay window with sash windows
- Open-plan kitchen, dining and living space
- Beautifully decorated throughout & new carpets
- Modern ensuite bathroom
- Private 16-foot east-facing courtyard
- Eight-minute walk to Leytonstone Tube
- Close to Wanstead Flats and Wanstead Park





Tucked away in leafy Bushwood, this beautifully presented one-bedroom Victorian conversion combines the character of a grand period property with the ease of modern London living.

Set within an impressive Victorian house on a corner plot, the building has striking London stock brick frontage, decorative lintels, sills and columns framing its bay windows, and a privet hedge-topped wall that gives it a wonderfully secluded feel from the street.



The flat occupies the ground floor and is accessed through a communal entrance, with a private front door inside.

Step through the door and the sense of space is immediately apparent. High ceilings, tall sash windows and carefully considered interiors give the flat a calm, elegant feel, while the open-plan living space makes it particularly sociable and easy to enjoy.





‘Bespoke shelving fills one alcove and a stunning traditional feature fireplace with decorative tiles and hearth creates an elegant focal point.’

INSIDE – PERIOD CHARACTER, MODERN COMFORT

The warm blush-pink hallway sets the tone, with Victorian-style tile-effect flooring, space for coats and shoes and a useful built-in storage cupboard.

A four-panelled door with a traditional beehive knob – a detail repeated throughout the flat – opens into the kitchen, dining and living space.

At the front of the house, the tall, wide box bay window floods the room with natural light. Custom Venetian blinds frame the window, while the high ceiling and soft grey-green walls add to the sense of space.





Wood-effect flooring runs throughout the room, with bespoke shelving filling one alcove and a traditional feature fireplace providing a beautiful focal point. Decorative tiles and a tiled hearth add to the period charm.

The kitchen has been designed to feel both practical and stylish, with off-white shaker-style cabinetry, a solid wood worktop and taupe splashback tiling. The island comfortably seats two, while glazed wall cabinets provide space to display favourite pieces.

There's a ceramic sink and drainer with chrome mixer tap, alongside an integrated Smeg oven and gas hob with stainless-steel Hotpoint extractor. There is also space for a freestanding dishwasher and fridge-freezer.

Tucked away at the rear of the property, the double bedroom is an especially peaceful retreat. Newly fitted plush grey carpet sits alongside sage-green walls and classic Bird & Pomegranate wallpaper by Morris & Co.

Despite being so well connected to central London, Bushwood is remarkably quiet, with very little street noise – something the current owner particularly loves about the flat. It's a perfect retreat.

A full-height bespoke triple wardrobe provides generous storage, while new anthracite-framed French doors fill the room with light and open directly onto the private courtyard – one of the flat's most distinctive features.





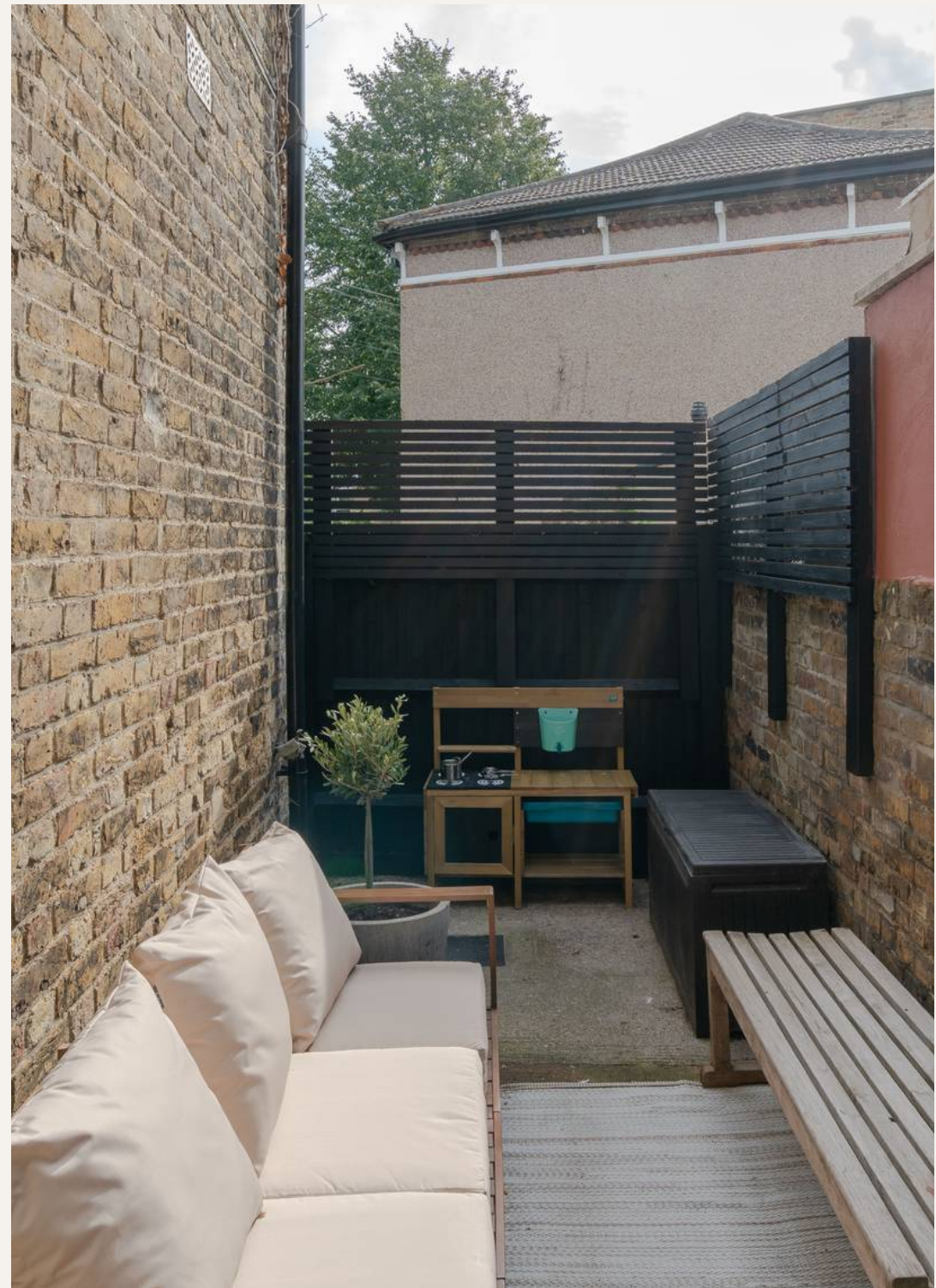
The modern ensuite bathroom continues the considered feel of the rest of the home, with patterned flooring echoing the hallway, white metro tiles and a walk-in rainfall shower. There are twin chrome heated towel rail radiators and Burlington fittings, including a pedestal basin and WC.

OUTSIDE – YOUR OWN PRIVATE COURTYARD

The 16-foot east-facing courtyard is a rare addition for a London flat and gives the property a genuine outdoor room of its own.

Enclosed by London stock brick walls and baton fencing softened with climbing ivy, it's a private and peaceful space for outdoor dining, relaxing or enjoying a coffee in the morning sunshine.

There's room for pots and planters and an outdoor sofa, making it a natural extension of the living space during the warmer months. The French doors from the bedroom open directly onto the courtyard, making it particularly lovely on spring and summer mornings.





A NOTE FROM THE OWNER

‘I love how this grand Victorian house stands out in the area. The open-plan layout makes the flat feel bright, open and surprisingly spacious, while the hallway storage is incredibly useful.’

‘The courtyard is a fantastic addition and having Wanstead Flats and the park so close means you get all that outdoor space alongside the convenience of being on the Central line.’

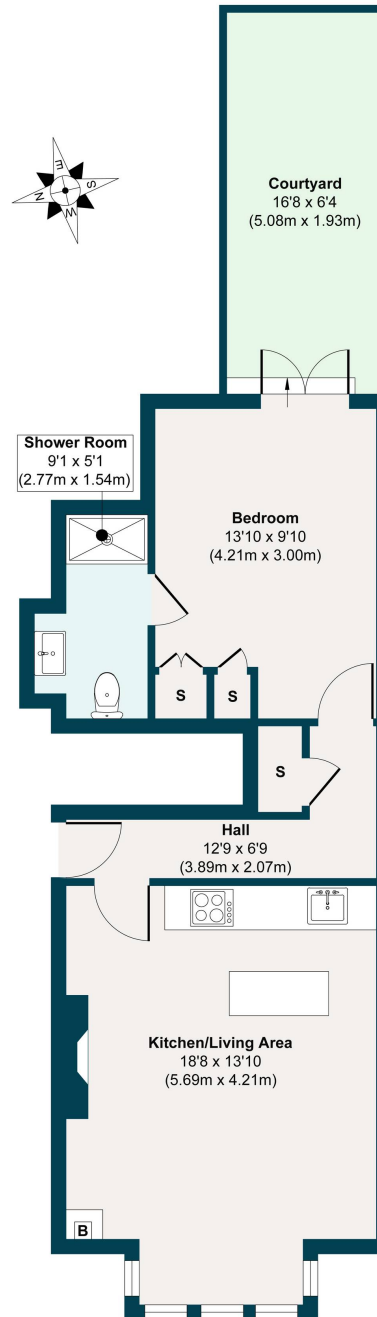
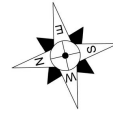
‘Bushwood has a real village feel while still being in London. It’s such a unique area that feels safe and homely, with a real community feel and kind, helpful people.’

GETTING AROUND

Leytonstone Tube (Central line) is around an eight-minute walk away, putting the City and central London within easy reach.
Leytonstone High Road Overground is around 15 minutes on foot.



Mornington Road



GROUND FLOOR

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Approx. Gross Internal Floor Area 480 sq. ft / 44.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

LIFE IN BUSHWOOD

One of the great pleasures of living here is the neighbourhood itself. Bushwood combines a leafy, residential feel with the independent caf  s, restaurants, pubs and shops of Leytonstone High Road, just a couple of minutes from the flat.

The current owner particularly recommends Forno for coffee and pastries, alongside The Red Lion, Leytonstone Tavern and The North Star for a drink or something to eat.

There's plenty more to explore, including Wild Goose Caf  , Homies on Donkeys, Panda Dim Sum, Yard Sale Pizza, Bocca Bocca and J'Adore. M&S Foodhall is also around a five-minute walk away.

Wanstead's restaurants and bars are close by too, including Provender, while Forest Gate offers another collection of independent places to discover.

And then there's the green space. Wanstead Flats is practically on the doorstep, with Henry Reynolds Gardens also within easy walking distance. Hollow Ponds is another local favourite for boating and ice cream.

For culture and entertainment, Good Shepherd Studios offers films, cultural events and classes, while Hackney Wick and the Olympic Park are easily accessible for family-friendly activities, restaurants and shopping.

SCHOOLS

Nearby schools include George Tomlinson Primary School, rated 'Good' by Ofsted and approximately nine minutes on foot; Our Lady of Lourdes, around 16 minutes away; and Davies Lane Primary School, rated 'Outstanding' by Ofsted and approximately nine minutes on foot.



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