



Harrington Road, E11  
London

£485,000

EELEVEN EST  
2016

# Harrington Road, E11

## London

On the corner of two residential streets just a stone's throw from cafés and shops and an ultra-short one-minute walk to Leytonstone Tube and bus station, this beautiful period apartment is ideal for a quick commute into the City.

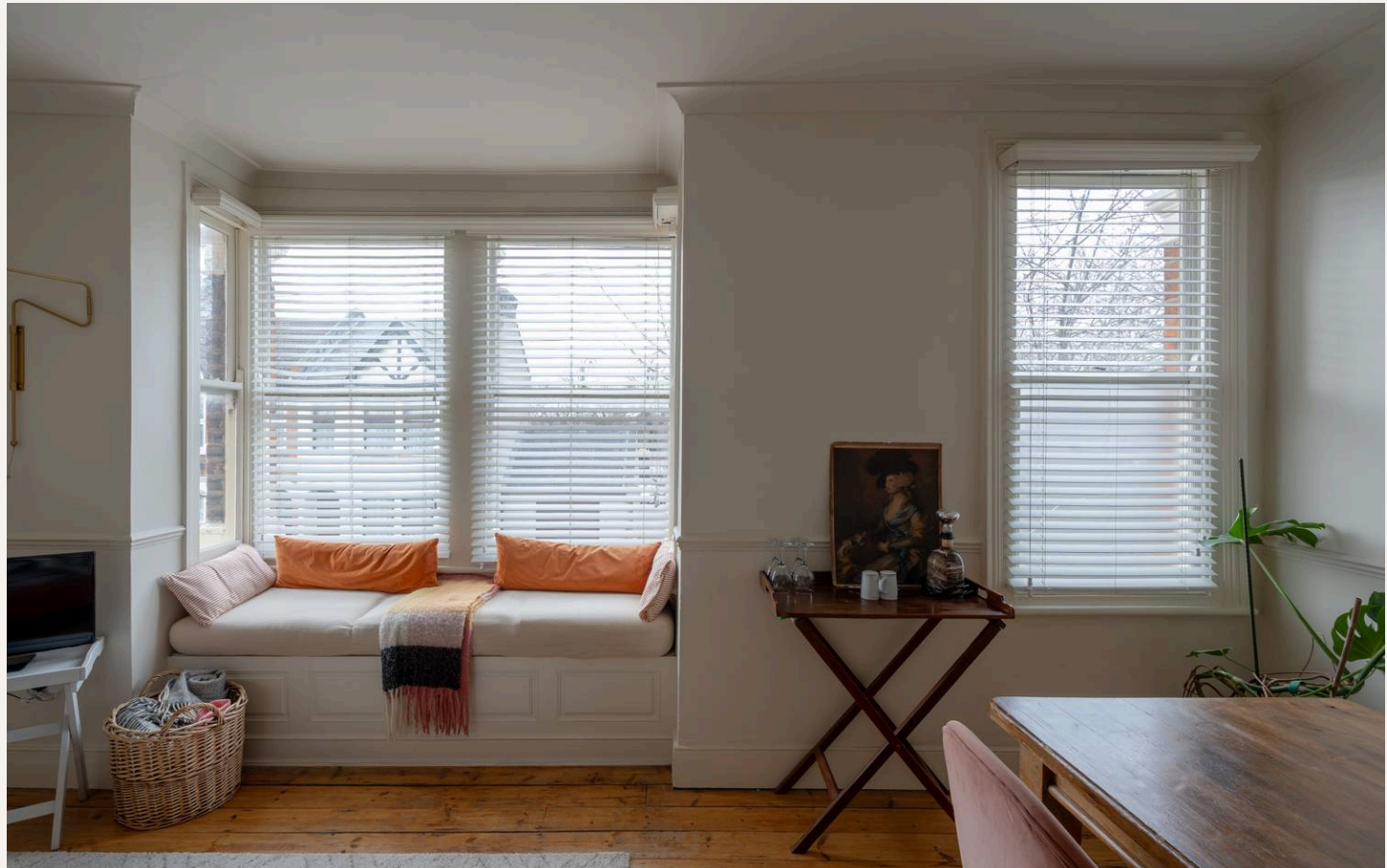
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Victorian first floor flat
- Two bedrooms
- Access to the loft included
- Period details
- Newly fitted modern kitchen
- Farrow & Ball and Little Greene paintwork
- Sash windows & louvred shutters
- 123 years remaining on the lease
- Close to Wanstead Flats & Epping Forest
- Very close to Underground & Overground





Inside, neutral paintwork and panelled walls with high ceilings and period details combine to create an inviting atmosphere that respects the property's heritage. In addition, designer-style lighting from the likes of Abigail Ahern and Lathams, dotted throughout, infuses the rooms with elegance and light.

The apartment is set on the first floor of a handsome Victorian house with pretty gable and decorative stonework to the sash windows. On arrival, a hedge-topped brick wall shelters a porch with a part-glazed, charcoal-painted traditional front door.



## STEP INSIDE – SPACE, WARMTH & LIGHT

The communal entrance leads to your private front door, which opens to a stairway rising to a split-level hall, brightened by pendant lights.

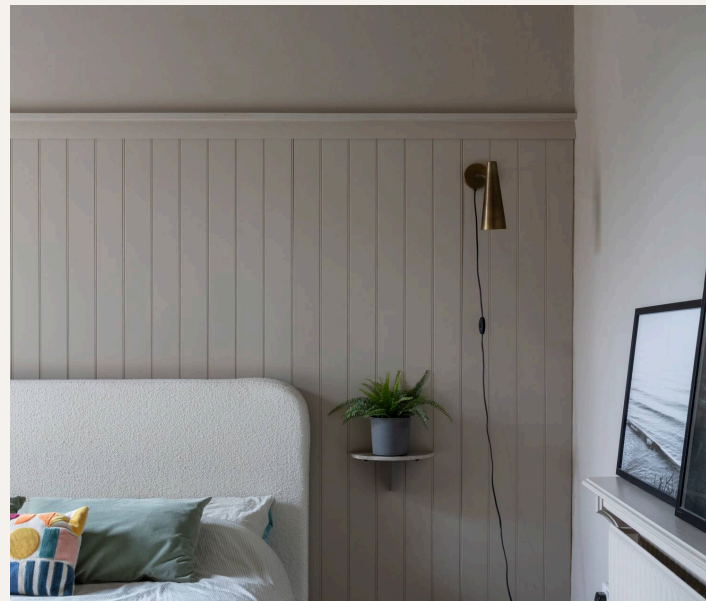
Here, white-painted bannisters pair with tall walls painted in Farrow & Ball's School House White and trimmed with a dado rail, while the exposed wooden floorboards underfoot flow through into the living room and the rear bedroom.

On the lower landing, you'll find loft access; but for now, continue up the steps, passing a bespoke built-in storage cupboard, before arriving in the living room. Facing west, this spacious reception, with its coved ceiling and School House White walls, is bathed in light streaming through a box bay and a large sash window, both fitted with bespoke tier-on-tier louvred shutters.

Moreover, a cosy in-built window seat with panelling to complement the dado rails brings character and comfort. A stylish central light and a mounted brass reading fixture with an exposed bulb add a modern touch.

The primary bedroom lies just behind. Painted in Little Greene's Rolling Fog, it's light and airy thanks to the sizeable east-facing sash window. Painted floorboards, detailed panelling and a mounted brass reading lamp add to the feeling of calm.

On the lower landing, you'll discover a kitchen – newly fitted in September 2025 – lit by a tall sash window with a high shelf. White and wine tiled splashbacks add a pop of contemporary colour to grey worktops and grey and cashmere cabinetry. Wooden shelving and a brass utensil rail provide easy-access storage. There's also an integrated Logik oven with an induction hob, a fridge-freezer, dishwasher, a black sink with a pewter mixer tap, and space for a washing machine.





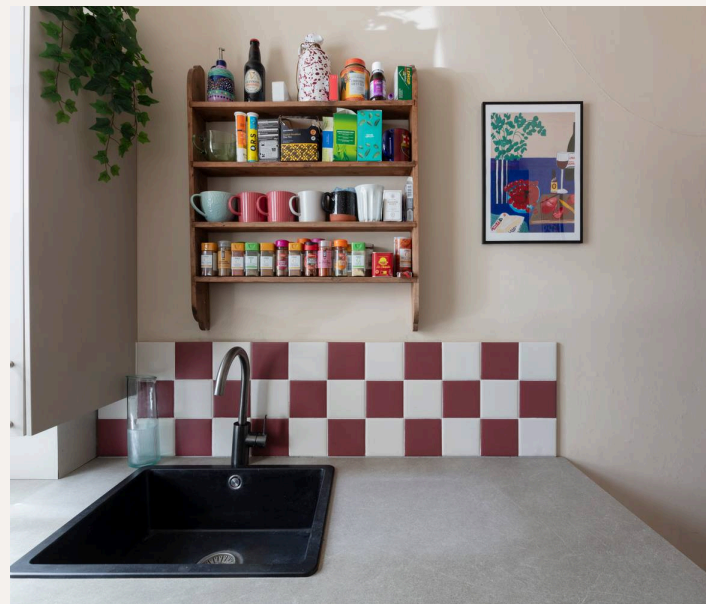
Like the kitchen, the adjoining modern bathroom is painted in Oxford Stone.

Monochrome marbled chequered floor tiles are paired with white and sage green wall tiles, providing the backdrop for a panelled bath with Crittall-style glass screen, traditional taps and a rainfall shower. Sitting beneath a large sash window, a wall-mounted vanity unit with a wood-effect finish and a chrome mixer tap and a close-coupled toilet complete the suite.

Passing another built-in cupboard, you'll arrive in the second bedroom – a lovely large double with panelled walls colour-drenched in Rolling Fog; a high picture rail; and a fabulous sash window that draws in the morning light.

## A NOTE FROM THE OWNERS

'We particularly love the window seat – it's the ideal spot for reading. The convenience of the Underground, and the proximity to shops and pubs have made life here very easy and enjoyable.'





***“A lovely large double with panelled walls colour-drenched in Rolling Fog; a high picture rail; and a fabulous sash window that draws in the morning light.”***





## GETTING AROUND

Leytonstone Tube (Central Line) is a one-minute walk, and Overground services at Leytonstone High Road are reachable in nine minutes.

## IN THE NEIGHBOURHOOD

Just a stone's throw from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots include The Birds and The Red Lion pubs (a favourite of the current owners), Wild Goose Bakery (try the carrot cake), as well as Bushwood's excellent local tavern, The North Star.

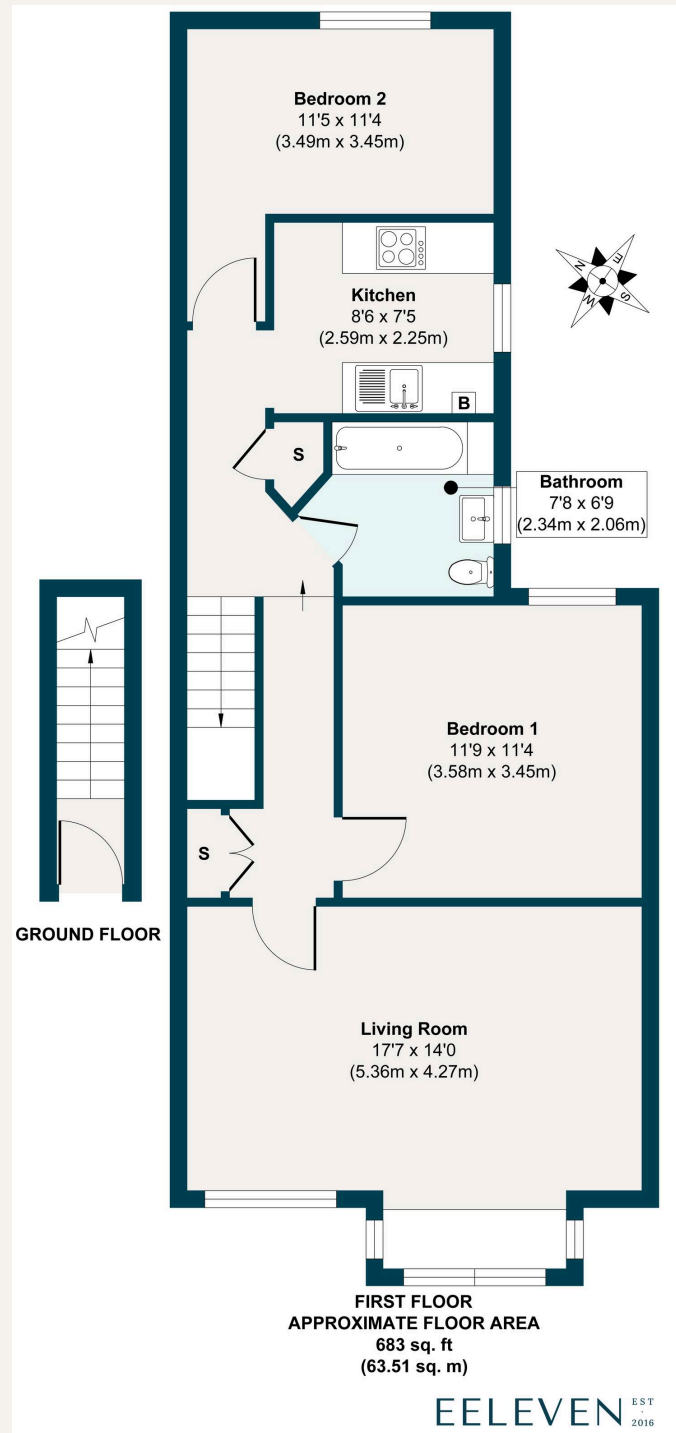
Local sellers also particularly recommend Bocca Bocca for authentic Neapolitan pizza, Eat My Pizza (for 'the best-priced coffee around'), The Rabbit, San Marino, Matt Cup and Perky Blenders, as well as Homies on Donkeys for tacos.

Don't forget to try Panda Dim Sum and Mammoth Tap – a great wine bar hosting a Mexican Fried Chicken pop-up every Friday night. Other highlights include Red Camel and Marrakech Delight for their respective Afghan and Moroccan cuisine.

The flat is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble and The Wanstead Tap). Only a few minutes' stroll from home, you can explore Wanstead Flats, with Henry Reynolds Gardens also a short walk away. The Queen Elizabeth Olympic Park and Hackney Wick also offer many shops, restaurants and family-friendly activities.

## SCHOOLS

Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School (two minutes' walk), Our Lady of Lourdes (21 minutes), and the 'Outstanding' Davies Lane Primary School, nine minutes by foot.



**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
 683 sq. ft  
 (63.51 sq. m)

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**Approx. Gross Internal Floor Area 683 sq. ft / 63.51 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.



# Eeleven

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