



High Road Leyton, E10

London

£500,000

EELEVEN^{EST}
2016

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Tenure: Leasehold

- Ground floor Victorian conversion flat
- Two bedroom
- Large extended dining kitchen
- Modern bathroom
- Spacious storage cellar
- Sunny west-facing garden
- Purpose-built garden room
- Column-style radiators
- Herringbone wood flooring
- One-minute walk to Leyton tube



Beautifully decorated with high coved ceilings, a rear extension and a sunny west-facing garden with purpose-built studio, this spacious two-bedroom Victorian flat is just a one minute walk from the tube, and close to both green spaces and the popular Francis Road.

Considered interior details include column-style radiators, bespoke joinery, oak herringbone parquet flooring and a calming, light décor scheme.

The flat occupies the ground floor of a pretty whitewashed rendered Victorian terraced house, with ornate lintels to the bay window. A basketweave brick path leads past a front garden with foliage and olive tree to a recessed arched porch and the whisper pink-painted front door, with brass door furniture and transom.





‘The living room is lit by a tall bay window with a column-style radiator beneath—a stylish detail seen in every room.’

INSIDE – VERSATILE LAYOUT

A communal entrance opens to your private front door, and a hallway with space for shoes and coats. The flat is painted with the soft taupe tones of Just Walnut by Dulux, complemented by crisp white coved ceilings; while fabulous herringbone parquet engineered oak flooring also runs throughout.

To the front, the primary bedroom is lit by a tall bay window with a column-style radiator beneath (another style-led detail seen in every room). The versatile layout also allows this generous space to be used as a living room, as the current owners have chosen to do.





The second double bedroom is adjacent and has a peaceful vibe with tall French doors opening to the side return courtyard. Generously proportioned to accommodate a king-sized bed, the room also features a bespoke, full-height double wardrobe, providing plenty of storage.

The hallway then leads past a door to a large cellar—with increased depth, providing yet more incredibly useful storage - to reach the bathroom.

Lit by a frosted window, the herringbone motif continues here, with ornate aqua floor tiling and blue wall tiles laid in a parquet pattern. There's a bath with a rainfall shower, shampoo attachment and Crittall-style glass screen; while a close-coupled loo and a basin with a blue vanity and black tap completes the suite.

Returning to the hallway, step down to the fantastic extended kitchen, filled with sunshine from side windows, a large skylight, and anthracite-framed bifold doors that open from the reception area to the garden. West-facing, the current owners tell us the light is particularly magical in the evenings.





‘Fabulous herringbone parquet engineered oak flooring runs throughout.’



Modern stone-white shaker-style units with tactile brass bar handles have been paired with a marble-look worktop; while a splashback with aqua tiles laid in a herringbone pattern add a lovely injection of colour. There's a grey sink and drainer with chrome mixer tap; while integrated Lamona appliances include a five-burner gas hob with overhead extractor, oven, microwave, dishwasher and washing machine. There's also a fridge-freezer.



OUTSIDE – EXTRA SPACE TO GROW

The west-facing garden enjoys the sun throughout day, lasting well into the evening. Encircled by baton-style fencing, a shingled side return segues to a grassy lawn with paver path, surrounded by planted beds filled with hydrangeas, salvia, herbs, laurel, bamboo and cordyline.

At the rear, a great-sized purpose-built garden room has been finished to the same standard as the house, with anthracite windows and door, oak engineered herringbone floor, taupe walls, a column-style radiator and electrics. Currently used as a home office for two, it would make an equally wonderful home gym, playroom or art studio.





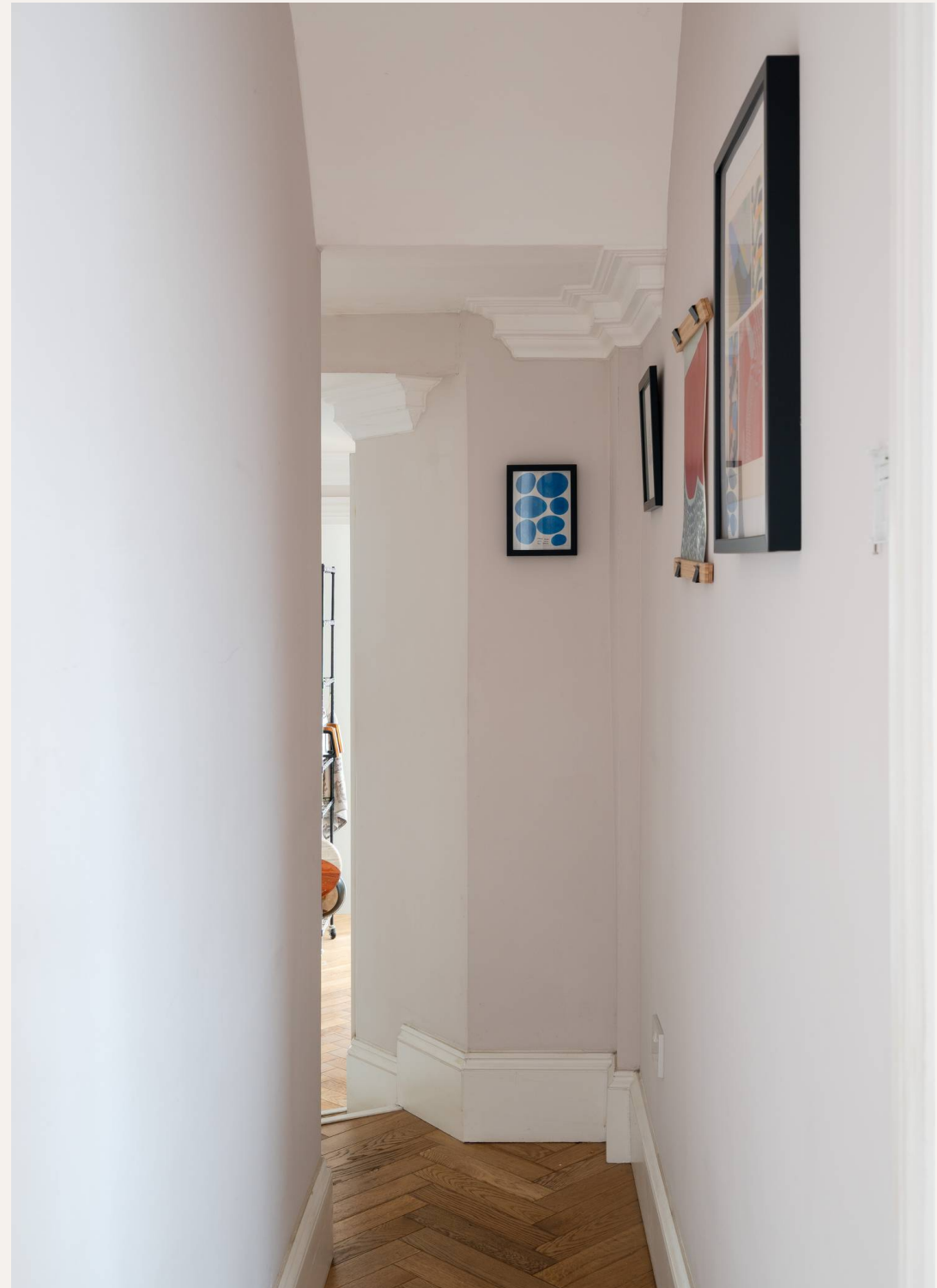
A NOTE FROM THE OWNERS

'We love the sun in the garden and sociable dining area – whether that's in the height of summer or when seeking to get the most out of short winter days.'

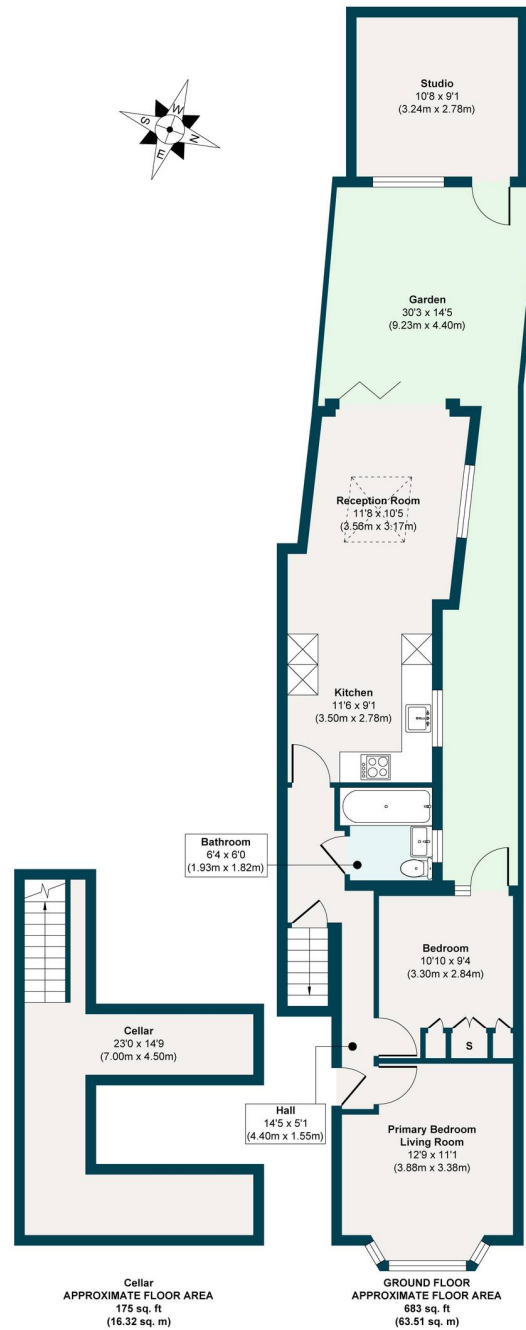
'Set back from the high road in a cul de sac, the flat is quiet, yet it's so conveniently close to Leyton tube station, you'll never be late for work again! We'll really miss it.'

GETTING AROUND

The Tube at Leyton is just a one-minute walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Just one stop away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield. Leyton Midland Road Overground is a 25-minute stroll away, with a swift change to the Victoria line at Blackhorse Road.



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Approx. Gross Internal Floor Area 683 sq. ft / 63.51 sq. m (Excluding Cellar & Studio)
Approx. Gross Internal Floor Area 858 sq. ft / 79.83 sq. m (Including Cellar & Studio)

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

IN THE NEIGHBOURHOOD

With the popular Francis Road a couple of streets away, the property is situated in one of Leyton's most consistently in-demand locations, thanks to its urban village of independent local businesses.

Firm favourites include Yardarm Wine Bar, Phlox bookstore, Edie Rose Florist, and Marmelo Kitchen. Also popular in the area are Deeney's for tasty toasties, Masala India for curry, and Unity Café for lunch in the sunshine, while locals also love community events like the local jumble trail and Francis Road summer street party.

The current owners particularly recommend Farha bakery and coffee shop, The Leyton Star pub and Gravity Well Taproom brewery and bar.

Nearby are the Heathcote & Star pub, with its popular beer garden and Coach & Horses, which serves a fantastic Sunday roast. Also worth checking out are Deeney's on Leyton High Road, Northcote Arms for delicious pizza and Sunday roasts, the newly renovated Leyton Engineer for live music and lovely food, and soon-to-open coffee shop, Milk.

The location is perfectly placed to enjoy the beautiful green spaces of the Olympic Park, Wanstead Flats and Hollow Ponds – all within a 30-minute walk (or a short cycle ride).

Coronation Gardens (11 mins) is a lovely spot for a stroll and a sit, and there's a maze that the little ones love. The new Sadler's Wells East theatre in Stratford is another favourite, while the retail park opposite Leyton station has a big Asda and lots of other shops.

SCHOOLS

The Ofsted 'Outstanding' Newport Primary is a 16-minute walk, with the equally well-rated Willow Brook and Riverley Primaries also reachable. George Mitchell Secondary, Connaught School for Girls, and Norlington Secondary & 6th Form for Boys are all just over 20 minutes on foot; while two popular N Family Club nurseries (Stratford and Leytonstone) are just over ten minutes' walk.



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45 High Street, Wanstead - E11 2AA

020 8539 9544 • hello@eeleven.co.uk • www.eeleven.co.uk

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