



58 Church Road, London
London

£400,000
EELEVEN^{EST}
2016

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Tenure: Leasehold

- Ground floor Victorian conversion flat
- Private 14-foot south-facing garden
- Large dining kitchen & modern bathroom
- New 990 year lease on completion
- Hardwood double-glazed windows
- Farrow & Ball paintwork
- Restored original floorboards
- Storage cellar
- Walkable to Underground & Overground
- Close to Francis Road



Charming and sun-filled, with mature gardens front and back, and a good-sized dining kitchen, you'll find this characterful one-bedroom period conversion flat in a leafy Conservation Area, close to excellent transport links, green spaces, and the ever-popular Francis Road.

The current owner has created a welcoming interior that remains sympathetic to the period feel of this cottage-style home. Colours have been carefully chosen throughout to create a gentle transition in mood from one space to the next, while drawing attention to the high coved ceilings. Recently sanded and varnished original wood floorboards add warmth.





‘The living room is filled with wonderful light from a window fitted with custom hardwood shutters.’

The property is practical as well as good-looking – exterior doors and hardwood double glazed windows (painted cream to the front and stained black at the rear) all have secure locking systems with security bolts fitted into the frames; a new boiler has recently been installed; and new power sockets and switches in copper and brushed chrome have been fitted throughout.

Occupying the ground floor of a smart detached Victorian house, the handsome façade combines London Stock brickwork with a timber sash bay window. Set behind a low wall with native hawthorn hedge, a picket fence leads down a paved path past your own large front garden – with flower beds, planters and a weeping cherry tree – to a recessed porch and a hardwood front door with etched transom.





INSIDE – CHARACTER AT EVERY TURN

From the hallway – where you’ll find space for coats and shoes, and the beautiful original floorboards begin – an oak door opens to the primary double bedroom. Colour-drenched in dark Studio Green by Farrow & Ball to create a restful atmosphere, with leafy-print Restore Emerald wallpaper by Graham & Brown, the space is lit by a large bay with tier-on-tier white louvred shutters. Bespoke clothes storage and shelves with adjustable lights line both alcoves.

The floorboards repeat in the living room beyond. Walls warmed in Farrow & Ball’s creamy Slipper Satin combine with a vibrant terracotta to the alcoves, which are filled with bespoke shelving that reaches up to the high ceilings. To one side, a handmade board-and-batten door leads down to the cellar (with plenty of space for storage and a DIY workshop) while the room is filled with wonderful light from a tall casement window fitted with custom hardwood shutters.





Continue through to the large dining kitchen, filled with natural light from a side-facing window. Pale grey units with brushed chrome handles offer plenty of room for storage, and are offset by walls in All White by Farrow & Ball, with an earthy-toned feature wall in the dining area. Oiled oak worktops provide preparation space, and an additional long stainless steel worktop with an integrated sink and chrome mixer tap.

Integrated appliances include a Siemens slimline dishwasher, NEFF oven and hob with overhead extractor, a Blomberg fridge-freezer, and a Bosch washing machine. Decorative details include a mustard yellow glass splashback, timber open shelving, and a pair of glass pendants over the dining space.

A doorway leads past a stable-style door to the garden; before you arrive at the bathroom. Here, sandy Urbana stone-effect floor and wall tiles harmonise with a wall-mounted wood-effect vanity with Grohe mixer tap; while the large walk-in rainfall shower features a sliding glass screen and glazed stone tray. A Beta Heat chrome heated towel rail and a loo complete the suite.



OUTSIDE – PRIVATE OASIS

Wrapping around two sides of the house, the beautifully planted garden begins with a seating area laid with absorbent gravel, before winding past blue-painted planters to a large flowerbed at the rear. Mature planting includes climbing wisteria, jasmine, *Verbena bonariensis*, *Agapanthus*, roses and a magnolia tree.

Enclosed by walls and neighbouring foliage, this south-facing space feels wonderfully private and enjoys the sun throughout the day, with the side return exposed to afternoon and evening rays.





A NOTE FROM THE OWNER:

'It has been so rewarding to live in a house with a long history. I particularly love sitting by the south-facing living room window reading a good book; and it's a joy to cook in the large kitchen and entertain in the garden during the summer, especially when the large windows are open.'

GETTING AROUND

Church Road is just a sixteen-minute walk from Leyton Tube on the Central line (24 hours at weekends), while you can reach the Overground at Leyton Midland Road in 13 minutes. For journeys further afield, Stratford International and Walthamstow Central are within easy reach.



IN THE NEIGHBOURHOOD

The independent food and drink scene around Tilbury Road is just a 14-minutes' walk away, with some of the hottest food and drink openings in London. You'll find much to choose from, including Chop Shop Tavern for great pints and paloma cocktails on tap, Wins Bakery for delicious sausage rolls and pies, and Chunk Provisions for incredible ice cream, with Condé Nast Traveller recently describing it as serving some of the best ice cream in the capital. William the Fourth is a favourite pub that recently won the National Pizza Awards.

Popular Francis Road is just a twelve-minute stroll away, where you can find Yardarm for coffee and cinnamon buns, Dreamhouse Records for vinyl and beer, and Phlox for books and wine. The KERB market on Saturdays is well worth a visit as well.

The current owner particularly rates Burnt Smokehouse, Marmello delicatessen for fantastic bread, and Meatlove butchers, just past Leyton Underground station. Local sellers also often recommend wine bar, alongside Gravity Well Taproom, Leyton Calling, Bread & Oregano, and Unity Café. Other favourites include Leyton Engineer for amazing burgers, nearby and Patchwork or Blondies for pizza. For the health-conscious, options include Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga.

Brisbane Road is just a short walk away – home to Leyton Orient FC, known for its friendly fan base, warm club culture, and the well-known local pub, the Coach & Horses. Locals also rave about V&A East Storehouse – a standout cultural presence in the area – walking there via the Olympic Park and browsing the amazing archive collections.

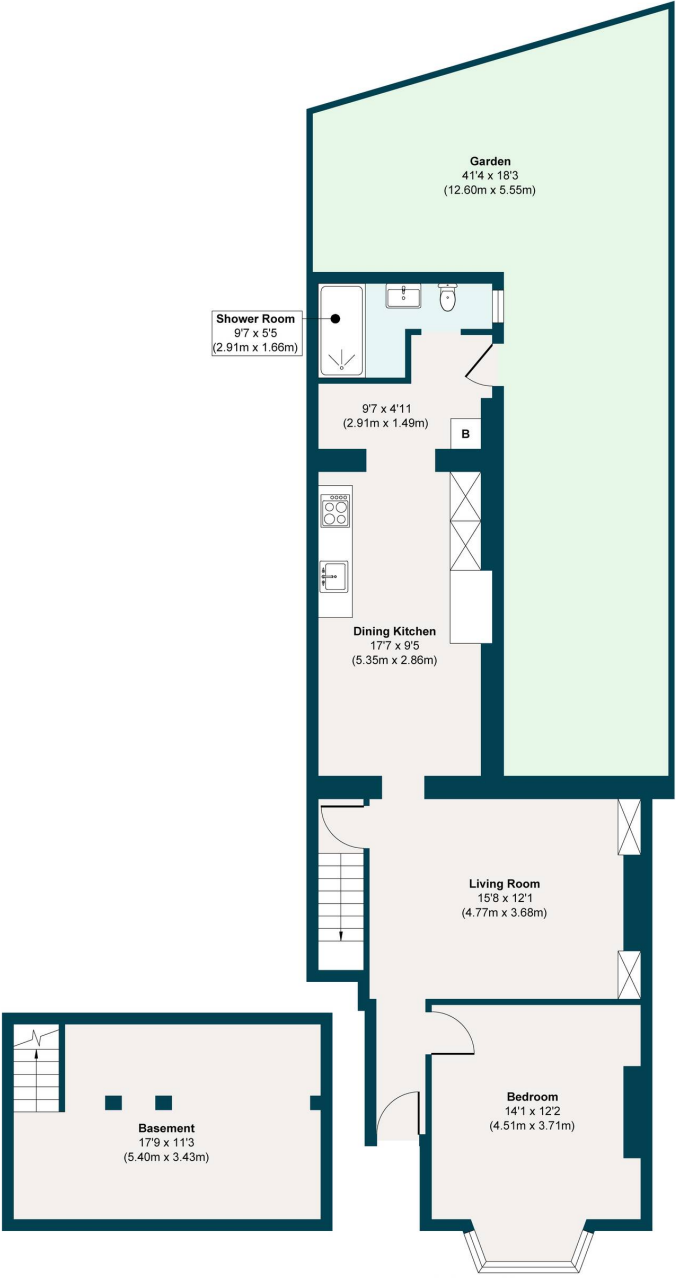
Just five minutes away on the Suffragette line, Blackhorse Road's beer mile is filled with breweries and fantastic food, including pizza from It's Not Big Dough, barbecue by Black Cactus and small plates at Renegade Urban Winery.

Some beautiful open green spaces within walking distance include Abbots Park, Brewster Road Park, Hollow Pond, Wanstead Flats and Park. Nearby Coronation Gardens is a lovely place to stroll, run, have a picnic or explore the maze, while Sidmouth Park is great for kids. Through Jubilee Park, a couple of minutes' walk away, lies Hackney Marshes, perfect for long runs; and the nearby Olympic Park means you can walk to Westfield Stratford in 30 minutes. And you can hop on the 158 and be in the beautiful Walthamstow Wetlands in under half an hour.

SCHOOLS

There are a range of good schools and academies nearby, with Willow Brook Primary (8 minutes' walk) and Newport Primary (15 minutes) both rated 'Outstanding' by Ofsted, along with George Mitchell Primary and Secondary (11 minutes), rated 'Good'. Meanwhile, Excel Kids Day Nursery is reachable on foot in 16 minutes.

Church Road



Basement
APPROXIMATE FLOOR AREA
199 sq. ft
(18.52 sq. m)

GROUND FLOOR
APPROXIMATE FLOOR AREA
688 sq. ft
(63.93 sq. m)

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Approx. Gross Internal Floor Area 887 sq. ft / 82.45 sq. m (Including Cellar)
Approx. Gross Internal Floor Area 688 sq. ft / 63.93 sq. m (Excluding Cellar)

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



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