



PRESENTED BY GOLDSTONE · 盛金石呈献

Eduard House

KINGS ROAD · LEYTONSTONE · LONDON E11

伦敦 · 莱顿斯通 · 国王路

An architect-designed, new-build freehold house of three bedrooms and three bathrooms

建筑师设计 · 全新永久产权独栋住宅 · 三卧三卫

£1,800,000

ASKING PRICE · 挂牌价

FREEHOLD · 3 BEDROOMS · 3 BATHROOMS · 1,558 SQ FT · EPC C

永久产权 · 3 卧 · 3 卫 · 1,558 平方英尺 · 能效 C 级



HIGHLIGHTS · 核心亮点

Six numbers that make the case

六个数字，读懂这套房

£1,800,000

ASKING PRICE

挂牌价

Freehold, newly completed and ready for immediate occupation.

永久产权，全新落成，可即时入住。

1,558_{sq ft}

ACROSS THREE FLOORS

三层总室内面积

144.75 sq m, including a private lower-ground floor lit by skylights.

约 144.75 平方米，含天窗采光的私人地下层。

3 + 3

BEDROOMS AND BATHROOMS

三卧室 · 三卫浴

A bathroom for every bedroom, each with a smart illuminated mirror and heated towel rail.

卧室与卫浴一一对应，每间卫浴均配智能灯光镜与电热毛巾架。

5_{min}

WALK TO LEYTONSTONE

步行至莱顿斯通站

Central line, Zones 3–4. Stratford, with the Elizabeth line and Westfield, is two stops away.

地铁中央线，交通 3–4 区；两站即达斯特拉特福（伊丽莎白线、韦斯特菲尔德购物中心）。

20_{min}

TO LIVERPOOL STREET & BANK

至利物浦街与银行站

Approximately, by the Central line direct into the City of London.

经中央线直达伦敦金融城，约 20 分钟。

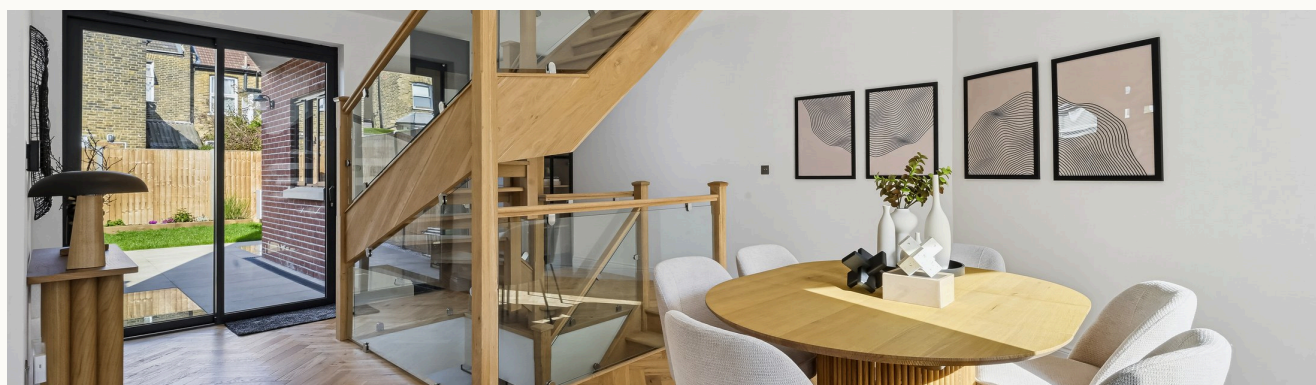
11_m

LANDSCAPED REAR GARDEN

园林式后花园

Approx. 36'4" × 19'4" (11.07 × 5.90 m), with patio, lawn and raised beds.

约 11.07 × 5.90 米，含露台、草坪与花坛。



Ground-floor dining room with oak staircase and doors to the garden · 首层餐厅，橡木楼梯，直通花园



THE RESIDENCE · 物业概览

An architect-designed freehold house

建筑师设计的全新永久产权住宅



Eduard House, Kings Road — front elevation behind a gated, iron-railed entrance · 正立面，铁艺围栏与门禁入口

BEDROOMS 卧室	BATHROOMS 卫浴	INTERIOR 室内面积	TENURE 产权
3	3	1,558 sq ft 1,558 平方英尺	Freehold 永久产权

Eduard House is a newly completed, three-bedroom, three-bathroom freehold house in Leytonstone, designed by REMI CT, a studio well known across Stratford and East London. The brief was to fill every room with natural light, build with ecological sense, and create a home a family can grow into. It is available for immediate occupation, with Building Control and Professional Consultant certificates (£2,000,000 professional indemnity) in place.

Eduard House 位于伦敦东区莱顿斯通（Leytonstone），为全新落成的三卧三卫永久产权住宅，由在斯特拉特福及东伦敦享有盛誉的 REMI CT 设计工作室操刀。设计理念是：让每个房间都充满自然光，以生态理念建造，打造一个可伴随家庭成长的居所。房屋现已可即时入住，并已取得建筑监管合格证书（Building Control）及专业顾问证书（Professional Consultant Certificate，专业责任保额 £2,000,000）。

Why it stands out. Spread across three floors, the house includes one of the very few privately built basements in the area — a bright, skylit lower-ground floor with its own reception room, double bedroom and shower room. Solid oak herringbone parquet runs through every floor, an open-tread oak staircase with glass balustrade forms the centrepiece, and the house is heated by an air source heat pump with underfloor heating.

为何与众不同。房屋共三层，拥有本区极为少见的私人自建地下层：天窗采光明亮，设独立起居室、双人卧室与淋浴间。三层全铺实木橡木人字拼地板；镂空踏步橡木楼梯配玻璃护栏，是全屋的视觉焦点；采用空气源热泵供暖，并配地暖系统。

INTERIORS · 室内实景

The ground floor

首层：餐厅、厨房与楼梯



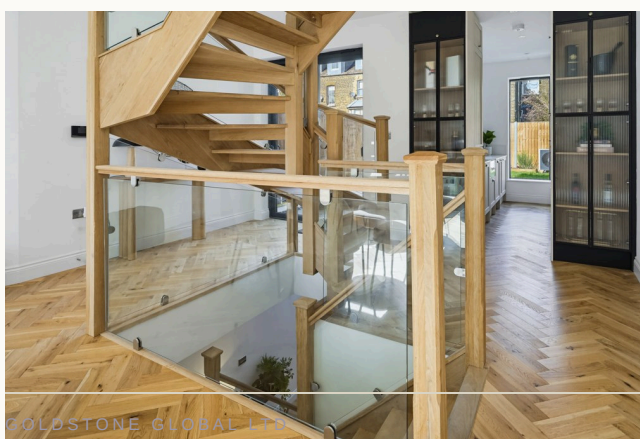
Dining room with the angled bay window to the front · 餐厅，临街转角飘窗



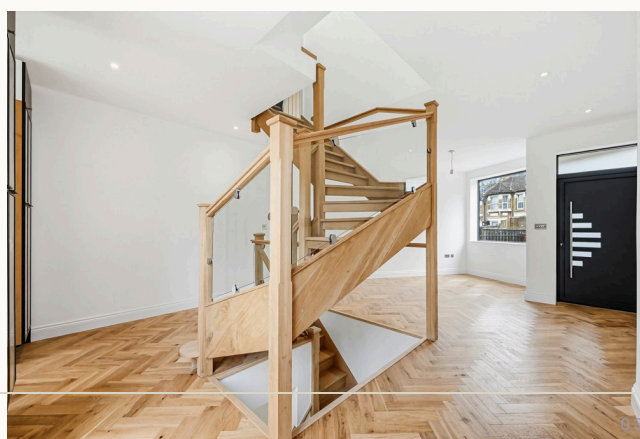
Galley kitchen with marble worktops · 走廊式厨房，大理石台面



Shaker cabinetry, door to the garden · Shaker 风格橱柜，直通花园



Open-tread oak staircase, glass balustrade · 镂空橡木楼梯，玻璃护栏



Oak herringbone parquet throughout · 全屋橡木人字拼地板

INTERIORS · 室内实景

Lower ground and bedrooms

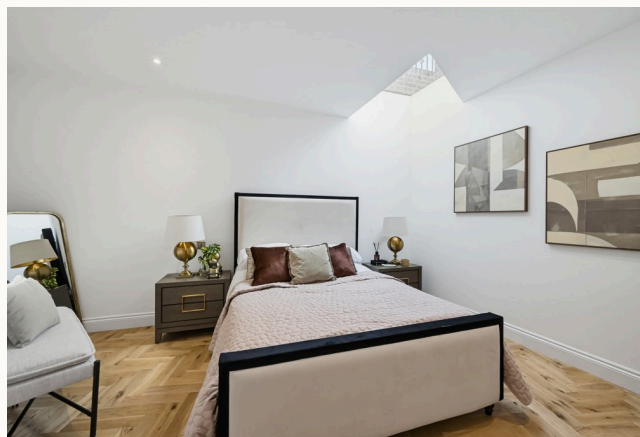
地下层与卧室



Lower-ground reception room, lit by glazed roof-lights · 地下层起居室，玻璃天窗采光



Room for living and dining, or a media room · 可作起居、餐厅或影音室



Double bedroom · 双人卧室



Double bedroom · 双人卧室



Bedroom with full-height window · 卧室，大面积窗户

INTERIORS · 室内实景

Bathrooms and garden

卫浴与花园



Family bathroom, travertine-effect tiling · 家庭浴室，洞石纹瓷砖



Shower room in grey stone-effect tiles · 淋浴间，灰色石纹大板砖



Lower-ground shower room · 地下层淋浴间



Glass roof-light set into the patio · 花园露台上嵌玻璃天窗



Rear garden with patio, lawn and raised beds · 后花园：露台、草坪与花坛



AT A GLANCE · 房源要点

Key features

房源要点

- Freehold new-build, ready to move into
全新永久产权，可即时入住
- 1,558 sq ft / 144.75 sq m over three floors
三层共约 144.75 平方米
- Three bedrooms, three bathrooms
三卧三卫
- Open-tread oak staircase, glass balustrade
镂空橡木楼梯，玻璃护栏
- Marble worktops, Beko / AEG appliances
大理石台面，Beko / AEG 电器
- CCTV, EV charging points
闭路监控，电动车充电点
- Architect-designed by REMI CT
REMI CT 建筑师设计
- Rare private basement with skylights
区内罕见的私人地下层，天窗采光
- Solid oak herringbone parquet throughout
全屋实木橡木人字拼地板
- Air source heat pump, underfloor heating
空气源热泵，地暖
- Smart mirrors and heated rails in all bathrooms
各卫浴均配智能镜与电热毛巾架
- Landscaped garden, approx. 11 m long
园林式后花园，长约 11 米

THE NEIGHBOURHOOD · 社区环境

Life in Leytonstone

莱顿斯通的生活

Leytonstone has become one of East London's most sought-after neighbourhoods for families and professionals — a characterful, well-connected suburb with a genuine community and a fast-growing independent food scene. Locals favour The Wild Goose Bakery and Back to Ours for coffee, and the Leytonstone Tavern, The Red Lion and The Rookwood Village for an evening out. Green space is never far: Wanstead Flats, Wanstead Park with its ornamental lakes, Langhorne Park, and Epping Forest beyond. Primary and secondary schools, including Gwyn Jones Primary and Leytonstone School, lie within about 0.7 miles, alongside Leytonstone Leisure Centre and library.

莱顿斯通（Leytonstone）是东伦敦近年最受家庭与专业人士青睐的社区之一：街区富有特色、交通便利、社区氛围浓厚，独立餐饮业蓬勃发展。居民喜爱的去处包括 The Wild Goose Bakery 面包店、Back to Ours 咖啡馆，以及 Leytonstone Tavern、The Red Lion、The Rookwood Village 等特色酒吧餐厅。绿地近在咫尺：万斯特德草原（Wanstead Flats）、湖景秀丽的万斯特德公园（Wanstead Park）、Langhorne 公园，以及更远处的埃平森林（Epping Forest）。约 0.7 英里范围内有多所中小学，包括 Gwyn Jones 小学与 Leytonstone 中学，另有莱顿斯通休闲中心及图书馆。

Investment in the area. A major redevelopment of Whipps Cross Hospital is planned just north of the town centre, while Copenhagen-style crossings and segregated cycle lanes are being rolled out to calm traffic and improve air quality.

区域发展。 市镇中心以北的惠普斯罗斯医院（Whipps Cross Hospital）已规划大规模重建；区内正推行哥本哈根式人行横道与独立自行车道，以减少车流、改善空气质量。



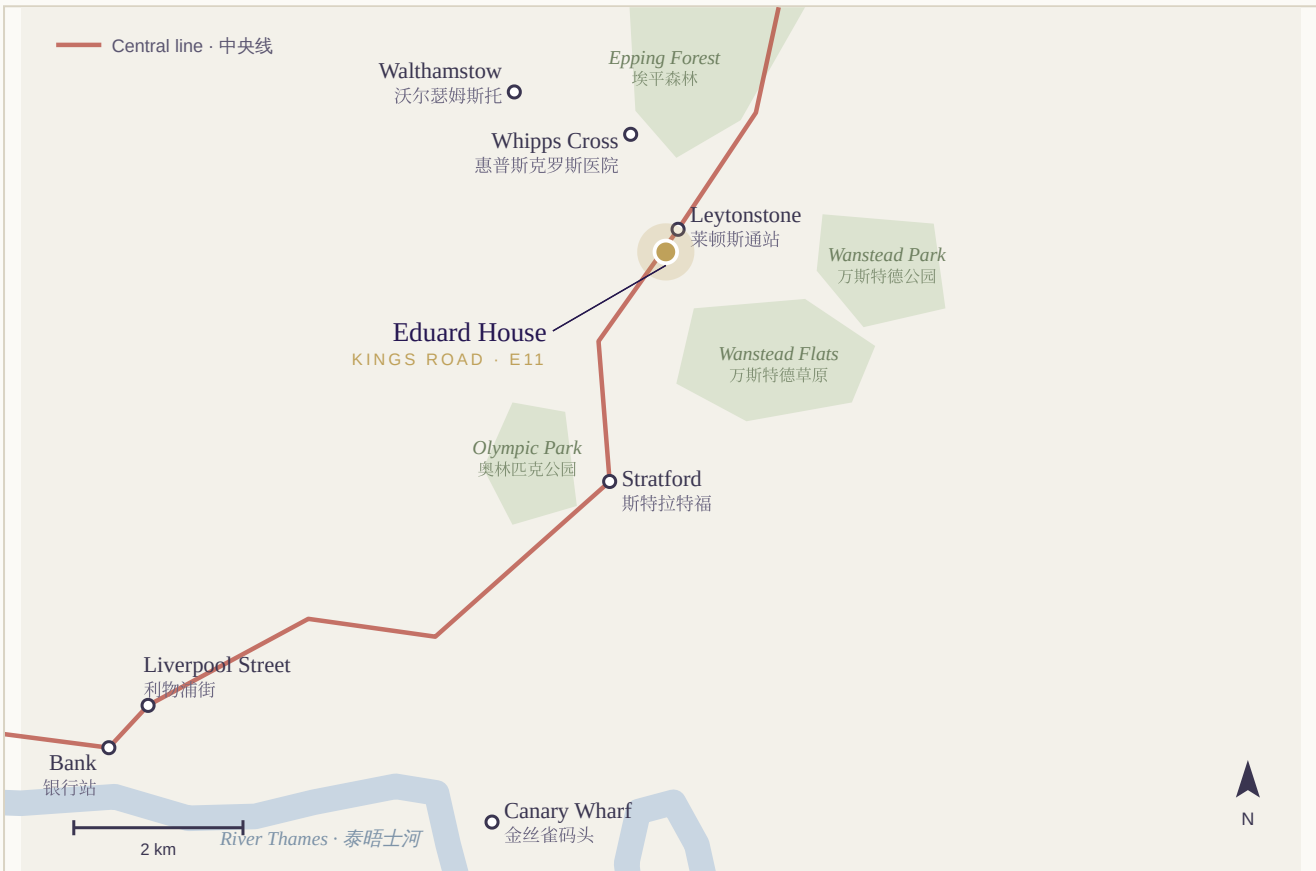
LOCATION · 地理位置

Where it sits in London

在伦敦的位置

Kings Road lies in Leytonstone, in the London Borough of Waltham Forest, a five-minute walk from Leytonstone Underground station. The Central line runs two stops to Stratford and on directly to Liverpool Street and Bank in the City of London.

Kings Road 位于沃尔瑟姆森林区（Waltham Forest）的莱顿斯通，步行约 5 分钟即达莱顿斯通地铁站。乘中央线两站至斯特拉特福，并可直达伦敦金融城的利物浦街站与银行站。



Schematic map; positions are approximate and drawn for orientation only, not for navigation. 示意图，各点位置为近似值，仅供方位参考，不作导航用途。

GETTING AROUND · 交通与周边

From Leytonstone station 莱顿斯通站出发	Approx. 约	Nearby 周边（直线距离）	Approx. 约
Leytonstone station, on foot 步行至莱顿斯通站	5 min	Wanstead Flats 万斯特德草原	1.0 mi
Stratford — Elizabeth line 斯特拉特福 · 伊丽莎白线	2 stops	Whipps Cross Hospital 惠普斯罗斯医院	0.9 mi
Liverpool Street / Bank 利物浦街 / 银行站	20 min	Wanstead Park 万斯特德公园	1.5 mi
Zones · line 交通区 · 线路	3–4 · Central	Westfield Stratford City 韦斯特菲尔德购物中心	1.7 mi

Journey times are approximate and vary by time of day; the Liverpool Street / Bank time includes the walk to the station. 行程时间为约数，视时段而定；利物浦街 / 银行站时间含步行至车站。

ACCOMMODATION · 户型与面积

The house, floor by floor

逐层空间布局

GROUND FLOOR · 首层

A dining and reception room of 25'6" × 14'8" (7.78 × 4.48 m) with an angled bay window and two roof skylights, the oak staircase at its centre. The separate galley kitchen, 11'2" × 6'9" (3.40 × 2.05 m), has cream shaker cabinetry, marble worktop and splashback, and Beko / AEG ovens, induction hob, hood, fridge, dishwasher and washing machine; a door opens to the garden.

餐厅兼起居室约 7.78 × 4.48 米，转角飘窗加两扇屋顶天窗，橡木楼梯居中。独立走廊式厨房约 3.40 × 2.05 米，奶油色 Shaker 风格橱柜，大理石台面及挡水墙，配 Beko / AEG 烤箱、电磁炉、抽油烟机、冰箱、洗碗机与洗衣机，后门直通花园。

FIRST FLOOR · 二层

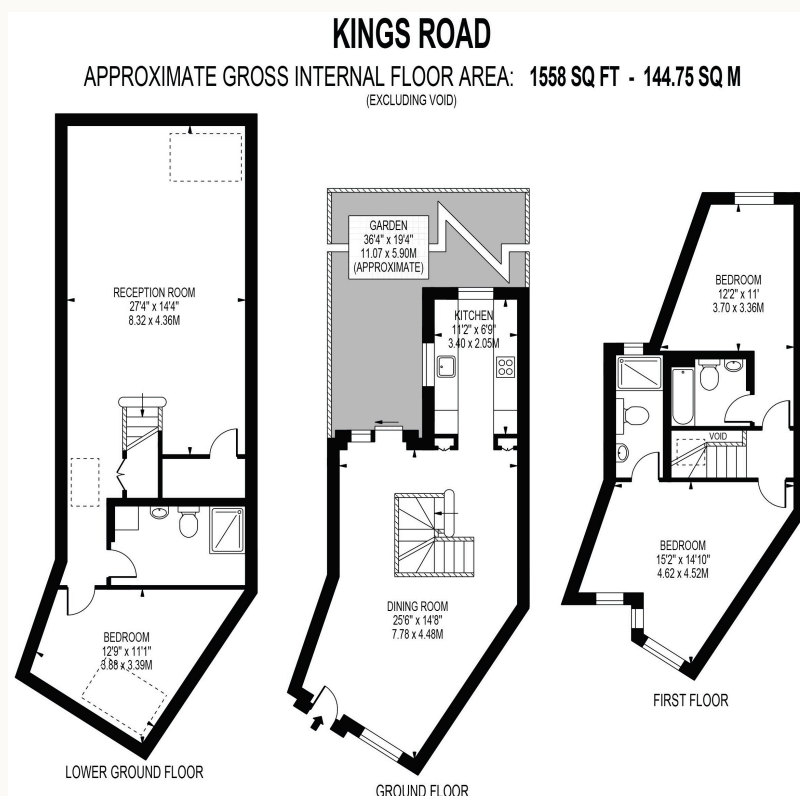
Principal bedroom of 15'2" × 14'10" (4.62 × 4.52 m) with an angled corner bay window, and a second double bedroom of 12'2" × 11' (3.70 × 3.36 m), both under the vaulted roofline. A family bathroom with bath and rainfall shower, and a walk-in shower room, both with underfloor heating.

主卧约 4.62 × 4.52 米，转角飘窗；次卧约 3.70 × 3.36 米，两间卧室均为斜顶挑高。另有带浴缸及花洒的家庭浴室，以及步入式淋浴间，均配地暖。

LOWER GROUND FLOOR · 地下室

Reception room of 27'4" × 14'4" (8.32 × 4.36 m) lit by two glazed roof-lights, a double bedroom of 12'9" × 11'1" (3.88 × 3.39 m) and a shower room, with underfloor heating, a plant room and storage beneath the stairs.

起居室约 8.32 × 4.36 米，两扇玻璃天窗采光；双人卧室约 3.88 × 3.39 米，另设淋浴间；全屋地暖，另有设备间及楼梯下储物空间。



Floor plan — approx. gross internal area 1,558 sq ft / 144.75 sq m; for illustration only, not to scale · 户型图（建筑内面积约 144.75 平方米，示意，非按比例）

SPECIFICATION · 建造规格

Built to a higher standard

高标准的建造与配置

HEATING & ENERGY 供暖与能源

- Air source heat pump with conventional hot water system
空气源热泵，配常规热水系统
- Underfloor heating: ground floor, basement and first-floor bathrooms
地暖：首层、地下层及二层卫浴
- Room-by-room thermostat control
各房间独立温控
- Anthracite grey aluminium double glazing
炭灰色铝合金双层玻璃窗
- EV charging points
电动车充电点

KITCHEN & BATHROOMS 厨卫

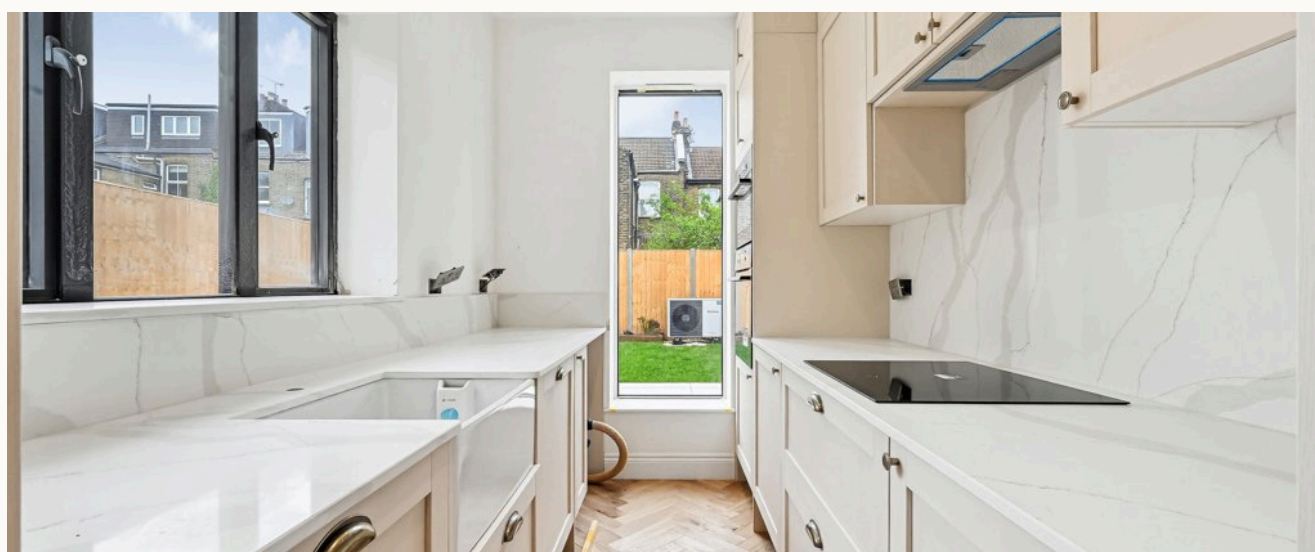
- Marble worktop and splashback
大理石台面及挡水墙
- Beko / AEG appliances included in the sale
Beko / AEG 全套电器随房附送
- Smart illuminated mirrors in all three bathrooms
三间卫浴均配智能灯光镜
- Heated towel rails, rainfall showers
电热毛巾架，顶喷花洒

FINISHES 装修

- Solid oak herringbone parquet on all floors
三层全铺实木橡木人字拼地板
- Open-tread oak staircase with glass balustrade
镂空踏步橡木楼梯，玻璃护栏
- Dimmable LED spotlights and pendant lighting
可调光 LED 射灯与吊灯
- Roof skylights to ground and lower ground
首层与地下层屋顶天窗

SECURITY & OUTSIDE 安防与户外

- CCTV — two cameras front, two rear
闭路监控：前后各两个摄像头
- Smoke alarms and emergency lighting
烟雾报警器与应急照明
- Manual gated entrance with iron railings
手动门禁入口，铁艺围栏
- External water and power points
户外水电接口



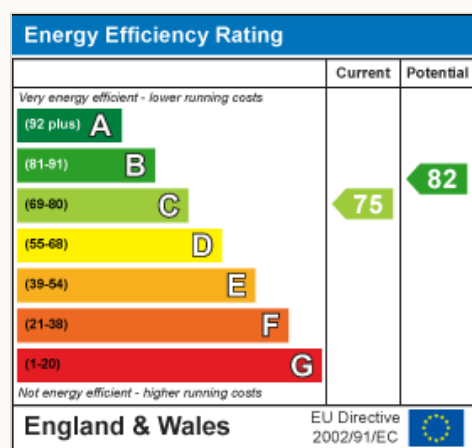
Kitchen with marble worktops and garden view · 厨房，大理石台面，花园景观

PRACTICAL · 关键信息

The essentials

物业要项

Property type 物业类型	Detached new-build house 全新独栋住宅
Tenure 产权性质	Freehold 永久产权
Interior 室内面积	1,558 sq ft / 144.75 sq m, over three floors 1,558 平方英尺 / 144.75 平方米, 共三层
Bedrooms / bathrooms 卧室 / 卫浴	3 / 3
Outdoor 户外空间	Rear garden approx. 36'4" × 19'4" 后花园约 11.07 × 5.90 米
Heating 供暖	Air source heat pump; underfloor heating 空气源热泵; 地暖
Parking 停车	On-street, residents' permit via Waltham Forest Council 路边停车, 经沃尔瑟姆森林区政府申请居民停车证
Designer 设计	REMI CT
Local authority 所属地方政府	London Borough of Waltham Forest 伦敦沃尔瑟姆森林区
Council tax band 市政税等级	To be confirmed 待定
EPC 能效等级	C (75), potential B (82) C 级 (75), 潜在 B 级 (82)
Availability 交付	Ready for immediate occupation 可即时入住
Asking price 挂牌价	£1,800,000



Energy performance — current C (75), potential B (82) · 能效证书: 当前 C 级 (75), 潜在 B 级 (82)



Ground floor with roof skylights · 首层, 屋顶天窗采光



PRESENTED BY GOLDSTONE · 盛金石呈献

We would be delighted to tell you more

欢迎与我们进一步洽询

To arrange a viewing of Eduard House or to discuss an offer, please contact Goldstone at the details below.
如需安排实地看房或商讨出价，欢迎通过以下方式联系盛金石。

CONTACT 联系人	Matthiew Meng
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EMAIL 邮箱	matthiew.meng@thegoldstone.co.uk
OFFICE 地址	Floor 6, 29-30 Cornhill, City of London, EC3V 3ND, UK

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