



RICHMOND ROAD, LEYTONSTONE
Offers In Excess Of £750,000 Leasehold
4 Bed Maisonette



Features:

- Stunning Converted Abrahams Apartment
- Three/ Four Bedrooms Across Two Floors
- Designed by Beacham Architects
- Large Double Height Living/Entertaining Space
- Two Bathrooms
- Close Proximity to Francis Road
- Shared South Facing Rear Garden
- Flooded with Warmth & Natural Light
- Original Features
- Private Front Door Entry (No Communal Hallway)

Set along a well-regarded stretch of Richmond Road, this thoughtfully reworked Victorian home offers three to four bedrooms arranged across multiple levels, with a gentle balance of architectural interest and everyday liveability. The setting feels quietly residential while remaining well connected, with green space, local amenities and transport links all close at hand.

Originally built in 1895 by local developer J G Abraham & Company, the house retains a strong sense of its heritage, paired with a carefully considered modern reimaging that feels both confident and lived in.

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IF YOU LIVED HERE...

The home is entered via a private front door set behind a low wrought-iron gate, opening into a terrazzo-finished entrance hall with space for bikes at the front of the house. A staircase leads up to a striking double-height living space, filled with natural light from a triple-bay window, roof skylights and rear-facing casement windows framing leafy views beyond. Exposed brickwork forms a warm backdrop to bespoke birch ply joinery and engineered oak floorboards, with acoustic underlay throughout creating a wonderfully quiet atmosphere. To the rear, the open plan kitchen and dining space is well arranged. Bespoke cabinetry conceals appliances neatly, with playful details woven into the joinery, while glazed doors open onto steps leading down to the garden. A flexible room adjacent to the kitchen works well as a bedroom or home office, while a generous room at the front of this level is currently arranged as a cinema, benefitting from another large bay window and built-in storage by Lycan Design. An open-tread staircase, supported by a sunny yellow beam, rises to the upper level where the principal bedroom sits within a beautifully crafted ply structure. Set at height, it enjoys open sky views from two sides, with a window overlooking the garden and a sliding portal connecting visually back to the living space below. A dressing area and en-suite sit alongside, finished with terrazzo tiles, bespoke fittings and a skylight, while a further family bathroom on the lower floor echoes the same calm material palette.

From here, getting around is straightforward, with a choice of nearby stations offering Elizabeth line, Overground and Underground connections. Whether heading into central London or moving easily between East London neighbourhoods, the location supports everyday travel while the street itself remains quietly residential.

WHAT ELSE?...

Victoria Park, Hackney Marshes and the Lea towpaths all within easy reach for walking and cycling. Hackney Wick station close by, offering strong connections across East London and into the city.

Nearby you'll have the plethora of independent shops, eateries and cafes which line Leyton's Francis Road and just slightly further you'll have access to the cafés, studios and local spots around Fish Island and Hackney Wick. A selection of well-regarded local primary and secondary schools are within easy reach.



A WORD FROM THE EXPERT..

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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**Reception Room**

21'3" x 13'11"

Kitchen

11'1" x 10'9"

Balcony**Bathroom**

6'7" x 10'5"

Bedroom

12'4" x 13'11"

Bedroom

9'4" x 11'1"

Bathroom

10'5" x 9'0"

Eaves Storage**Bedroom**

12'1" x 10'8"

Bedroom

9'1" x 6'5"

Garden

48'6" (longest point) x 20'6" (widest point)



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