



Primrose Road, E10

London

£525,000
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2016

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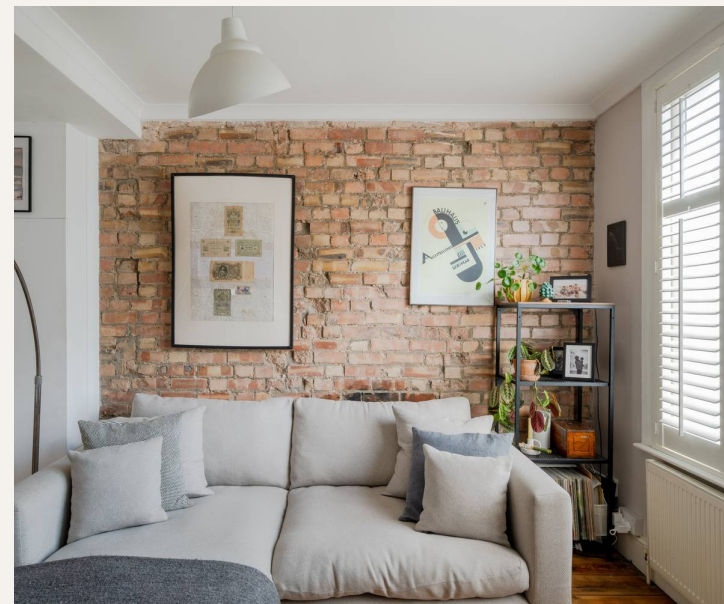
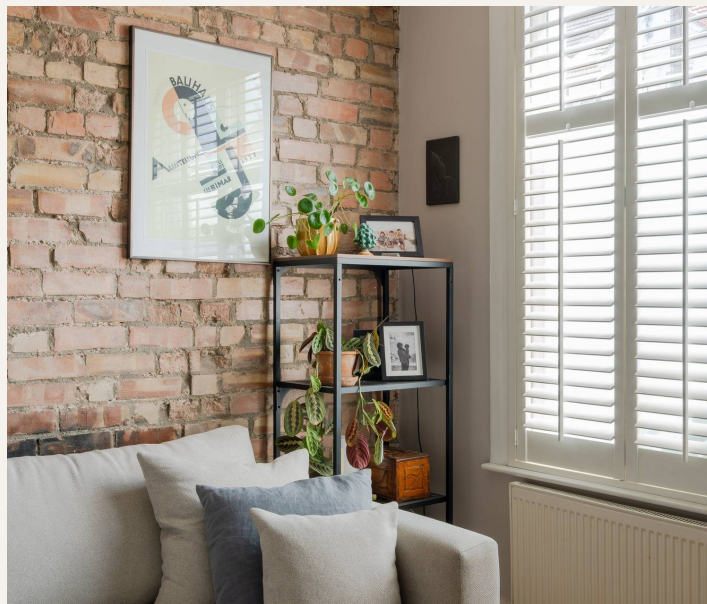
London

Tenure: Freehold

- Mid-terrace Victorian cottage
- Two bedrooms
- Freshly redecorated throughout
- Open-plan layout downstairs
- Modern period-style bathroom
- Private courtyard garden
- Five minutes from 'Outstanding' schools
- Short walk to rail services



In this beautifully redecorated two-bedroom period home, the ground floor has been opened up to create a light-filled, open-plan living and dining space, while upstairs are two comfortable double bedrooms and a modern bathroom with period-inspired fittings. To the rear, a secluded courtyard-style garden has a country-courtyard feel, providing a peaceful spot for outdoor dining. The property was also upgraded with new electrical circuits in 2025 and is ideally positioned just a short walk from rail services, with 'Outstanding'-rated schools around five minutes' walk away.





“Character details include, an exposed brick wall, elegant cornicing, and dado rails.”

INSIDE – PERIOD CHARM WITH A MODERN TWIST

This characterful Victorian cottage-style home faces a quiet residential road with a traditional white-brick façade and decorative window detailing. Set into a recess, a striking slate colour front door with brass furniture, including a bumblebee knocker, and a numbered transom leads into the main living space.

As you enter, you'll find tiered coat hooks and additional storage below the stairs, which are tucked to one side. The exposed floorboards underfoot flow into a light-filled open-plan living and dining room, add warmth against the neutral walls and white angled light shades.





To the front, a broad window with fitted café-style shutters draws in warm south-easterly light, while a tall window brings evening light into the dining area. Character details include, an exposed brick wall, elegant cornicing, and dado rails – that sit alongside modern elements such as the low-hanging swag pendant above the table and Scandinavian-style wooden shelves.

The kitchen is partially separated from the living space, overlooking the garden through a large window dressed with a roller blind. Fitted with glossy white cabinetry finished with a wooden work surface, it features a high-gloss dusky pink splashback laid in a herringbone pattern with elongated metro tiles. Linear spots provide extra illumination, along with a part-glazed door to the side.





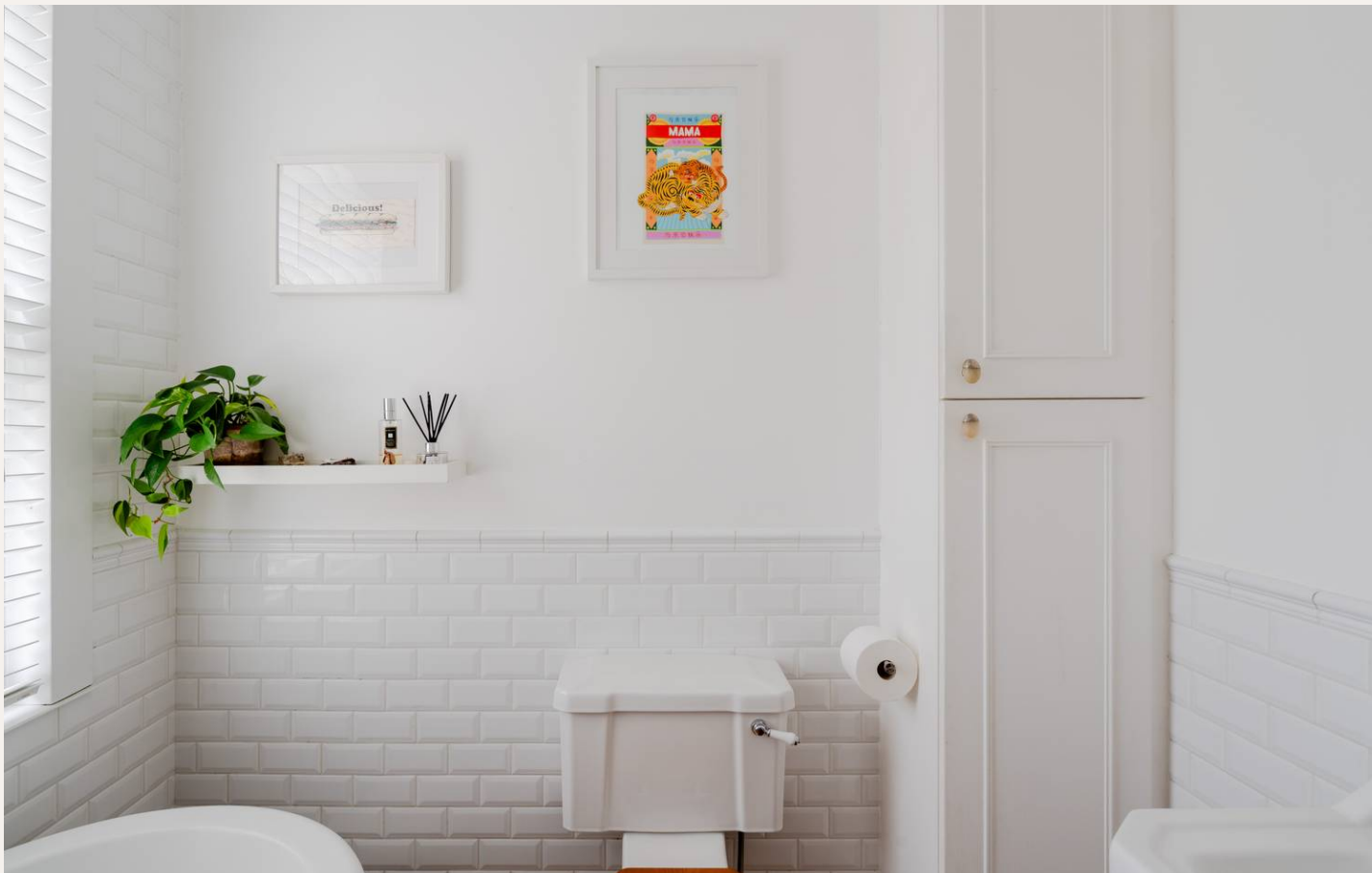
Follow the fitted grey carpet up the repositioned staircase, where it runs across the landing into the second bedroom. A tall rear window brings in plenty of natural light, while warm-toned walls complement the bespoke woven wallpaper feature.

Filling the front of the house, the primary double combines bold Farrow & Ball 'Hague Blue' walls with the same rich-toned floorboards seen downstairs. A white ceiling contrasts with twin awning windows shielded from the morning glow by cream Roman blinds and thick curtains



“Warm-toned walls complement the bespoke woven wallpaper feature.”





The bathroom continues the modern-meets-traditional vibe with a freestanding claw-foot bath paired with a glass-screened rainfall showerhead, white metro tiling, a Victorian-style basin and heated towel rail, all with chrome finishes. Brightened by a window with Venetian blinds, the bathroom is completed by a close-coupled loo beside a tall toiletry cupboard.

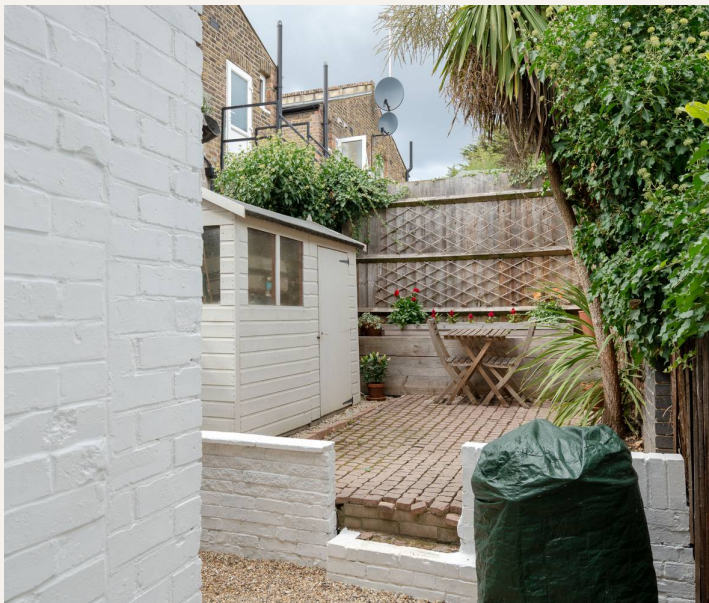


‘The bathroom continues the modern-meets-traditional vibe with a freestanding claw-foot bath.’



OUTSIDE – COTTAGE COURTYARD AMBIENCE

The sunny, secluded rear garden has a country-courtyard feel, creating an inviting space for outdoor dining and relaxing. From the kitchen, a gravel patio area leads to a raised brick-paved terrace bathed in the afternoon sun. Tall fence panels, trellising, and screening shrubbery provide a sense of privacy and tranquillity, while planted dahlias add a zesty pop of colour. There's also a useful storage shed in the corner, painted to blend in with the white brickwork.





A NOTE FROM THE OWNERS

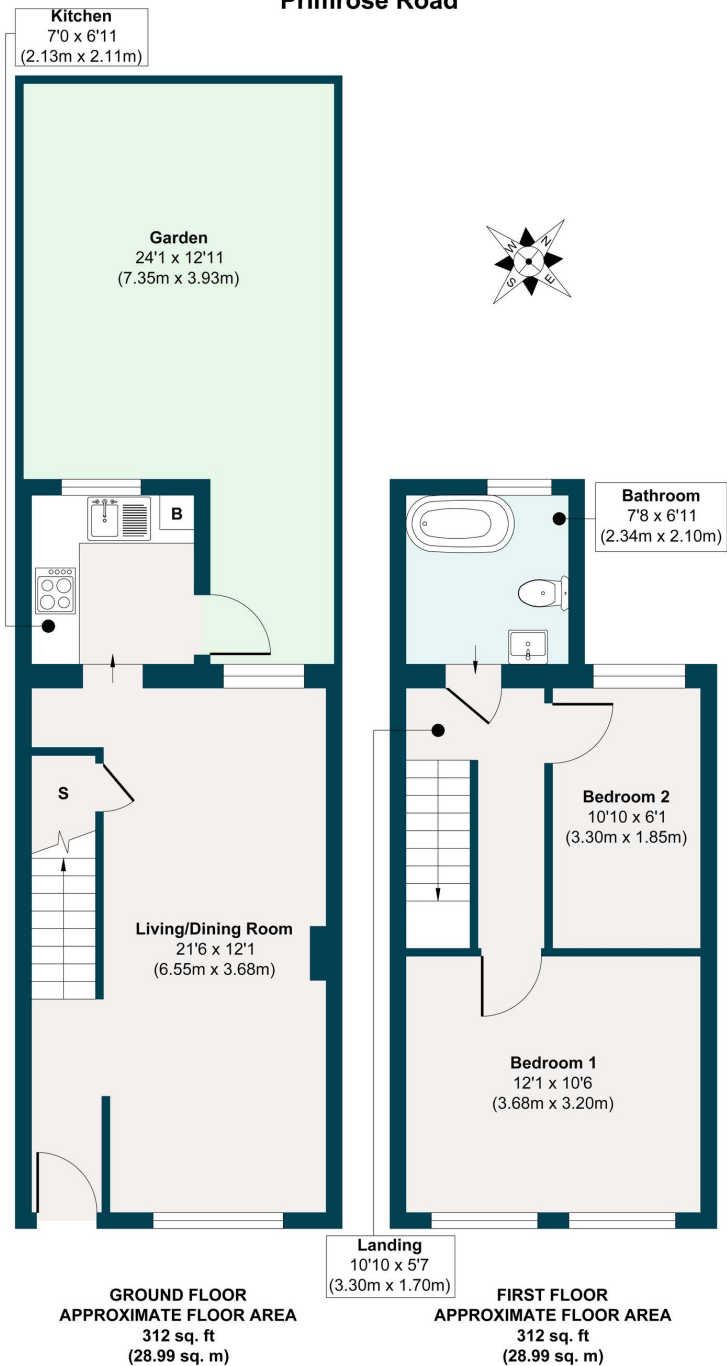
'We've loved living in our home for the peaceful living with great neighbours and the ability to access three major train lines within 15 minutes – the convenience is unmatched. The primary schools within walking distance are rated top in the borough, and we love the local community events for weekend activities.'



GETTING AROUND

Primrose Road occupies a fantastically convenient spot in Leyton, just a 10-minute walk from Leyton Midland Road station and less than 20 minutes' walk from Leyton Underground station (Central line – 24 hours at weekends).

Primrose Road



Approx. Gross Internal Floor Area 624 sq. ft / 57.98 sq. m

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

IN THE NEIGHBOURHOOD

Tilbury Road is on your doorstep, with some food and drink spots. 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 recently claiming it could be 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 ten-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 also worth checking out.

Our local sellers recommend Burnt Smokehouse and Swirl wine bar, alongside Gravity Well Taproom, Bread & Oregano, and Unity Café. Other favourites include Leyton Engineer for amazing burgers 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. Others rave about V&A East Storehouse – a standout cultural presence in the area – and 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 Abbotts Park, Brewster Road Park, Hollow Pond, and Wanstead Flats/Park. Through Jubilee Park, a short walk away, is Hackney Marshes, which is perfect for long runs. And you can hop on the 158 and be in the beautiful Walthamstow Wetlands in under half an hour.

SCHOOLS

Ofsted-rated 'Outstanding', Riverley and Willow Brook Primaries are around a five-minute walk, with Primrose Road within the catchment for both highly popular schools. George Mitchell Primary and Secondary (rated 'Good') is also just a few minutes on foot. Meanwhile, Excel Kids Day Nursery, Barclay Primary School ('Outstanding') and Leyton Sixth Form ('Good') are all reachable on foot in around 20-30 minutes.



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