

For memories made
and memories to come.

Melford Road, Leytonstone E11

- ◆ Four/five-bedroom Victorian terraced house
- ◆ Sensitively renovated and improved
- ◆ Skilfully extended light and airy interior
- ◆ 1,440 sq ft, plus a basement
- ◆ Fusing contemporary & traditional character
- ◆ Striking southeast-facing decked garden
- ◆ Situated between Francis Road & the High Road
- ◆ 4 minutes' walk to Overground station

This sensitively renovated four-bedroom Victorian terrace, with a study and southeast-facing decked garden, sits in a quiet, friendly road just moments from Leytonstone High Road Station.

The house was redesigned and upgraded by the current owners in conjunction with Square Mile Builders - a family-run business that draws on expertise handed down over three generations from father to son. Works were undertaken with a meticulous approach and an appreciation for the existing period spaces, as well as reflecting

contemporary lifestyles. By extending the traditional floor plan, the interior now measures 1440 sq ft with modifications against a crisp white palette - with bright pops of accent colours - to emphasise the flow of natural light. In addition, a 174 sq ft basement offers plenty of space for storage.

STEP INSIDE

Traditional and contemporary features make up the elegant and lovingly maintained facade with original tiling, double-glazed windows in the style of the original sashes, slate garden tiles, and a Victorian front door painted inside in Paint and Paper Library's 'Rose Cluster'. But it's

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the contemporary living spaces beyond the threshold where the house really sings.

To the right of the entrance hall is a dual-aspect living room, colour-matched to Farrow & Ball's 'Matchstick'. It is full of Victorian volume and retains many original details. A huge bay window with plantation shutters and a cast iron fireplace pair with original floorboards, polished and stripped, that catch the light as it moves across the room.

The excellent new dining kitchen at the rear of the ground-floor plan is designed by owners who love to cook. It's an efficient and beautiful space bathed in light throughout the day courtesy of double doors that give way to the decked garden. Oak work surfaces sit atop light-grey cabinets that aid the feeling of space, and there's potential to go one step further with an extension in the side return.

On the first floor, you'll find two double bedrooms and a home office or nursery (colour-matched to Farrow & Ball's 'Setting

Plaster'), which share a pleasant sense of scale and high ceilings. The second bedroom is painted in Little Greene's 'Blue China Pale', adding a soft, serene touch. There's also a bathroom with a roll-top bath and bespoke cabinetry.

Then up carpeted stairs where two further double bedrooms and a shower room await in the exceptionally well-done loft conversion. A rain-censored skylight in the shower room allows even more light to flow in.

OUTDOORS

Outside, a striking southeast-facing decked garden provides an ideal setting for outdoor dining, relaxation, and entertaining – capturing sunlight throughout much of the day.

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Double reception room





Double reception room





Kitchen / dining room



Kitchen / dining room



Kitchen / dining room



Hallway / stairs to first floor



First floor hallway / stairs to second floor





Bathroom



Study / nursery



Second bedroom



Primary bedroom



Fourth bedroom



Shower room



Third bedroom



Garden



Front of house



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APPROXIMATE FLOOR AREAS

Basement

174 SQ. FT
(16.24 SQ. M)

Ground Floor

580 SQ. FT
(53.92 SQ. M)

Second Floor

509 SQ. FT
(47.35 SQ. M)

Gross Internal Floor Area

1440 SQ. FT
(133.90 SQ. M)

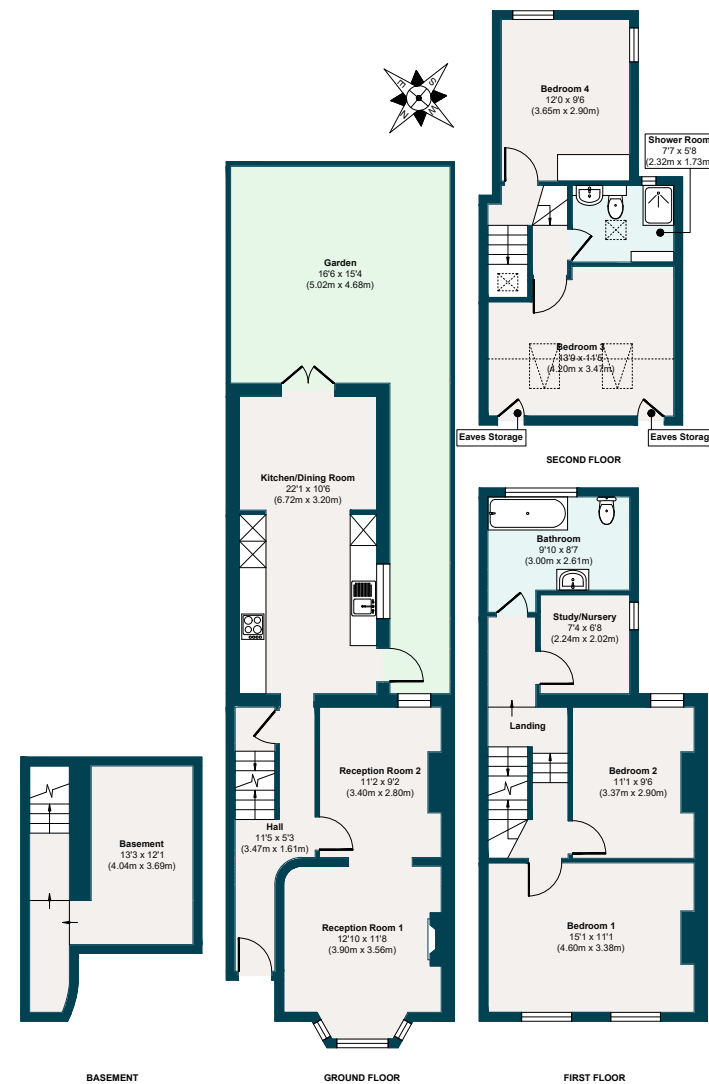


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



Overlooking Bushwood from Wanstead Flats

GETTING AROUND

Leytonstone High Road Overground station is four minutes' walk, while Stratford is 12 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Bank that hosts V&A East and a new venue for Sadlers Wells. Leytonstone Underground Station for Central line access is a 15-minute walk away. There's also a major transport interchange for

Underground, Overground, DLR, National Rail and HS1 services. In addition, Stratford, Maryland, and Forest Gate stations offer Elizabeth line services.

IN THE NEIGHBOURHOOD

Melford Road is a quiet pocket of Leytonstone, about five minutes' walk from the town centre, with popular spots including The Wild Goose Bakery, Homies

on Donkeys, Panda Dim Sum, Leytonstone Tavern for burgers and roasts, The North Star for great pizza and Thai, The Holly Tree, Yard Sale Pizza and Stone Mini Market for an impressive beer selection and plastic free groceries. The amazing Good Shepherd Studios, Pastures Community Centre and Back 2 Ours cafe are a 5-minute walk, a perfect stop off before you get to Wanstead Flats via Davies Lane.

Lovely Francis Road is only 10 minutes on foot and has a fantastic collection of independent shops, relaxed cafés, delis and craft beer shops. Other local favourites include Bocca Bocca, the local pie and mash shop, San Marino Café, Zaxx for Korean food, and Phlox bookshop.

Finally, the wild and beautiful green spaces of Wanstead Flats and Bushwood are only a few minutes on foot, while peaceful Langthorne Park is great for kids. Alternatively, Wanstead Park and the Olympic Park are just a short bike ride away.

SCHOOLS

Nearby schools with 'Good' (or 'Outstanding') Ofsted ratings include Davies Lane Primary, George Tomlinson Primary and Connaught for Girls. In addition, there are several excellent nurseries on your doorstep, including The Arches Montessori Nursery, the N. Family Club, and the Ofsted 'Outstanding' Acacia Nursery. You will also find various activities for younger children who need entertaining, from Musical Miniatures to Baby Sensory and Baby Ballers.

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