

For memories made
and memories to come.

Forest Road, Upper Leytonstone E11

- ◆ Two-bedroom period house
- ◆ Spacious dining kitchen
- ◆ Crittal-style steel doors
- ◆ New double-glazed sash windows
- ◆ Plenty of bespoke storage
- ◆ Original floorboards
- ◆ 48-foot south-facing garden
- ◆ Garden studio with ensuite
- ◆ Nearby Underground & Overground

Light-filled, spacious and welcoming, this fantastic two-bedroom Victorian house has been sensitively updated with contemporary design-led details and bespoke joinery, while retaining plenty of character and period charm.

Over the last few years, the current owners have lovingly renovated the property throughout—undertaking a full rewire, reconfiguring the ground floor and adding a six-metre full-width kitchen extension with Crittal-style steel doors and custom cabinetry. They've also fitted a new bathroom, replaced the sash windows, landscaped the 48-foot south-facing garden, and built a fabulous outdoor home office (with ensuite).

On a friendly, tree-lined street, set behind a low brick wall and beech hedge, the house greets you with a well-kept London Stock frontage and stone sills to the UPVC sash windows. A path with traditional black and terracotta tiles leads past a front garden (with a green-roofed storage shed) to a smart, four-panel, timber front door. Lit by an overhead lantern, it's painted a classic black and features brass furniture, including a doctor's knocker.

STEP INSIDE

Stepping inside, you'll find the bright and comfortable living room to your right. It's lit by a sash window, with tier-on-tier louvred shutters. Lovely restored original

“Characterful restored original floorboards run underfoot, while the fireplace chamber has been stripped back to the original brickwork—the perfect spot for a future woodburning stove.”

“Concrete-effect porcelain floor tiles meet olive-green Victorian-style wall tiles from the Little Tile Company for a calming, modern bathroom scheme.”

floorboards run underfoot, adding warmth to the white walls. The fireplace chamber has been stripped back to the original brickwork—the perfect spot for a future woodburning stove. Bespoke shelving and cabinets in the alcoves, fitted in 2022, provide plenty of room for storage and display. An enamelled, factory-style pendant adds to the cosy feel.

The floorboards continue through a Crittal-style glazed door into the hallway, where you'll find a handy understairs cupboard to your left and a door leading to the bathroom on your right.

Fitted in 2021, concrete-effect porcelain

floor tiles meet olive-green Victorian-style wall tiles from the Little Tile Company to create a calming, modern scheme. These are offset by chrome tapware. There is a bath with a rainfall shower, a separate shampoo attachment and a frameless glass screen. There is also a concealed-cistern loo, a heated towel rail radiator and vanity basin with a mirror and globe wall lights.

Returning to the hallway, you'll pass a space for coats and shoes, before continuing through to the impressive extended dining kitchen—the heart of the home. South-facing, it's flooded with light from a pair of long skylights over the dining area, and near full-width Crittal-style steel doors, which lead out to the garden. The large format concrete-effect porcelain floor tiles continue onto the patio, further enhancing the indoors-outdoors vibe.

Fitted in 2021, the beautiful bespoke 'Frame' dark oak cabinet fronts by Reform are complemented by a pale, slim-profile Corian worktop and upstand. This has an undermounted one-and-a-half bowl

stainless steel sink and a brushed chrome mixer tap. Other design details include a charcoal black steel overhead beam, a tall column-style radiator, contemporary black wall lights and a central factory-style pendant, allowing for flexible mood lighting.

Along with open wall shelving and plenty of storage to the island breakfast bar (which seats two), you'll also find a trio of tall, bespoke, built-in cupboards that house the washing machine, tumble dryer and boiler (newly fitted in 2019 and controlled by a Smart thermostat) plus there is additional shelving. Integrated Bosch and Samsung appliances include a fridge-freezer, oven, induction hob with concealed overhead extractor and a dishwasher.

Take the staircase, with its black banisters and lovely stripped timber treads, to the first floor. Here, the original floorboards seen downstairs continue into both bedrooms.

The white-painted primary double bedroom is a calm and peaceful sanctuary,

that runs the full width of the front of the house. It is lit by two large sash windows and a central pendant fitting. There is a column-style floor-standing radiator and an exposed brick fireplace to mirror the one in the living room. The alcoves are home to bespoke shelves and a full-height double wardrobe, fitted in 2022.

The second double bedroom is opposite and shares a similar décor scheme. It has a rear-facing window looking out to the garden. As well as a column-style radiator and central pendant light, you'll find ample storage here, with more bespoke cabinetry, including an integrated wall cupboard and a pair of full-height double wardrobes.

“South-facing, the kitchen is flooded with light from a pair of long skylights over the dining area, and stunning, almost full-width Crittal-style steel doors to the garden.”

Both bedrooms include loft hatches, installed last year, giving access to two useful loft storage spaces—one of which has been recently boarded and includes a ladder and light.

OUTDOORS

The current owners tell us the south-facing garden enjoys the sun from morning until the evening. Fully landscaped last spring, it extends 48 feet and is enclosed by tall timber fencing.

The patio—ideal for entertaining and barbecues—leads to a grassy lawn with a stepping-stone path. It's framed by flowerbeds, filled with grasses and plants including pyracantha, persicaria, cheesewood and sage. You'll also find an Amelanchier and a Rowan tree—both popular species with small native birds.

At the rear, a second, decked patio borders a stylish purpose-built garden studio. The studio has a dark timber exterior to mirror the kitchen extension. Wonderfully private, it's currently used as a home office and

guest suite but would make an equally lovely games or playroom, exercise space, workshop or art studio.

Wide anthracite aluminium sliding doors open to a grey floor, while the walls and ceiling are clad in tactile Birch ply. A pocket sliding door leads to the ensuite bathroom, where the ply cladding repeats, complemented by square white tiles laid with contrasting grey grout. There is a walk-in rainfall shower with separate handheld attachment and frameless glass screen, a close-coupled loo, a white vanity basin with chrome mixer tap, and a chrome heated towel rail radiator.

Returning to the garden, a door on the outside of the studio opens to a useful, good-sized storage cupboard, ideal for bikes or tools.

“A second decked patio borders a stylish purpose-built garden studio with ensuite.”

Living room





Living room



Dining kitchen



Dining kitchen



Bathroom



Primary bedroom





Primary bedroom

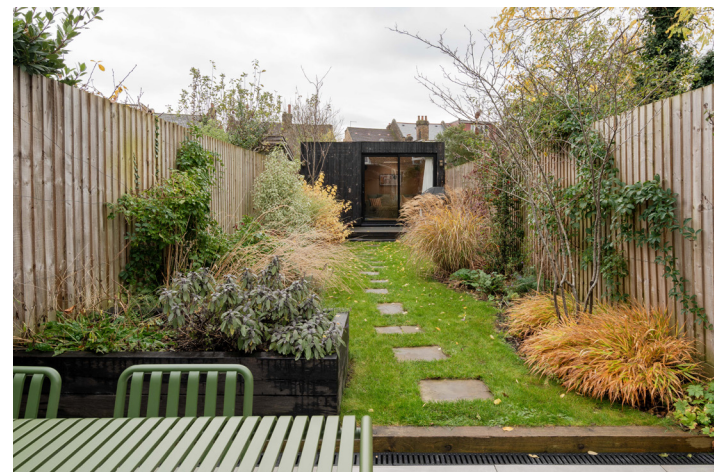




Second bedroom



Garden



Outbuilding



Outbuilding showerroom



Front of house



Forest Road, Upper Leytonstone E11



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

The neighbourhood

GETTING AROUND

Forest Road occupies a convenient spot in Upper Leytonstone, about a 12-minute walk from Leytonstone Underground (Central Line—24 hours at weekends) and a similarly short distance from Leyton Midland Road station.

IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more.

The current owners particularly recommend the bar and restaurant at the Sir Alfred Hitchcock Hotel or Filly Brook for drinks, Eat My Pizza, Homies on Donkeys for Mexican fare, and Mum Likes Thai Food.

Other local sellers also love The North Star, the Heathcote & Star, Nirvana Brewery and Decanteur for drinks; Yardarm for wine; Burnt Smokehouse; San Marino Café for hearty breakfasts; Out of the Woods or Perky Blenders for great coffee and brunch; Bocca Bocca for delicious pizza; Fitness Hub Leytonstone for community-based exercise classes; the friendly local newsagents for essentials; Primrose Florists

for flowers and plants; and the Noted Eel and Pie House. Gail's Bakery, The Ginger Pig and Harvey's greengrocers in nearby Wanstead also get regular mentions.

Some fantastic open green spaces within walking distance include Hollow Pond (nine minutes) and Henry Reynolds Gardens (17 minutes), with Wanstead Flats and Park

beyond. Local sellers also recommend walking to Highams Park to visit the lake and tea hut for pizza.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium. From there you can continue on to Canary Wharf or take

the A11 into the heart of the city.

SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is eight minutes' walk away. You can also reach Gwyn Jones Primary (Good) in just seven minutes and both Leyton Sixth Form (Good) or Leytonstone School (Good) in ten.



A note from the owners

“We have really loved our first home together on Forest Road and it’s been an incredible place to start our family. The cosy front room, the light-filled kitchen and the beautiful south-facing garden have been our sanctuary for the last five years.

The outdoor studio is lovely to work in, away from the house, and a great place to put people up when they come to visit. It’s a friendly neighbourhood, and the open space is second-to-none—our two-year old loves Hollow Ponds and we love to run and cycle in the forest, followed by a visit to the lovely new café ‘Out of The Woods’ which is a 5-minute walk round the corner.”



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