

For memories made
and memories to come.

Melford Road, Leytonstone E11

- ◆ First-floor Victorian flat
- ◆ Two bedrooms
- ◆ 109-year lease
- ◆ Chain free
- ◆ Recently fitted bathroom
- ◆ Private patio rear garden
- ◆ Six-minute walk to Overground
- ◆ Short stroll to Wanstead Flats

On a friendly, tree-lined residential street, this light-filled, welcoming two-bedroom conversion flat enjoys a sun-soaked patio garden and lies just minutes away from good transport links, green spaces and the ever-popular Francis Road.

The current owners tell us they have loved living here, and it shows. In recent years, they have taken care to update all of the rooms – refreshing the kitchen, fitting a new bathroom and a new external timber staircase, buffing and polishing the wood floors, fitting a new stair carpet, installing new power sockets, and replacing all of the radiators and valves.

Set across the first floor of a Victorian terraced house, the property sits behind a low brick wall with a rendered frontage and stone columns and lintels to the bay windows. The white panelled front door leads through to a communal hallway and your private front door beyond.

STEP INSIDE

Stairs with new heavy twist latte-coloured carpet rise to the first floor, where beautiful warm-toned engineered wood flooring begins and flows into all the living spaces, complemented by immaculate fresh clotted-cream paintwork to the walls. Contemporary black spots run overhead, while you'll also find space for coats and shoes and access to the loft, which is ideal for storage.

*“Beautiful warm-toned
engineered wood flooring
flows into all the living spaces,
complemented by immaculate
fresh paintwork to the walls.”*

“The original feature cast-iron fireplace with patterned tiles and black stone hearth takes centre stage.”

The south-facing living and dining room spans the full width of the property and has a lovely, spacious feel. It is bathed in natural light from both the bay and separate windows, which are fitted with tier-on-tier white louvred shutters.

The clotted-cream walls and wood flooring continue here, allowing an original feature cast-iron fireplace with patterned tiles and a black stone hearth to take centre stage. The alcoves offer plenty of storage potential, while other contemporary details include a radiator in the bay, a fisherman-style pendant

over the dining area, and a central black spotlight to match that in the hall.

The roomy primary double bedroom lies adjacent and has an equally restful vibe. Soft green walls mirror the garden views seen through the tall casement window, which is fitted with a grey blind and has a modern radiator beneath.

Returning to the hall, step down to the family bathroom, newly fitted in 2022 and warmed by a tall, flat-panelled radiator. Large, matt-grey format tiles on the walls combine with charcoal patterned floor tiles for a clean and stylish backdrop to the white suite. A bath with chrome rainfall shower, separate handheld attachment, toiletries niche and frameless glass screen sits beneath a frosted casement window, while a close-coupled loo and white vanity basin with chrome

mixer tap and mirrored wall cabinet complete the suite.

You'll find the kitchen beyond, lit by a tall side-facing window. Refreshed last year, it features white gloss cabinets with new brushed chrome handles. These complement a solid staved wood worktop and white metro-tiled splashback, warmed by dusky pink walls.

Integrated appliances include a four-ring gas hob with a white overhead extractor; a Bosch oven; an Indesit fridge-freezer; and an Indesit washing machine. There's a recently installed stainless-steel sink and drainer with a chrome mixer tap and a modern radiator. You'll find the boiler discreetly housed here, too.

Currently used as a home office, the peaceful second bedroom lies at the rear,

with soft pebble grey walls and the same lovely wood flooring seen throughout. It's lit by a new uPVC double-glazed door, which opens to a short, decked balcony and the garden stairway.

OUTDOORS

Take the decked stairs from the rear bedroom down to the private patio garden. Fully paved, with room for pots and planters, it enjoys the sun from late morning until sunset. At the end of the garden a 4×6-foot double door shed provides plenty of storage.

“Matt-grey format tiles on the walls combine with charcoal patterned floor tiles for a clean and stylish backdrop.”

Living dining room





Living dining room



Primary bedroom





Bathroom



Hallway



Kitchen

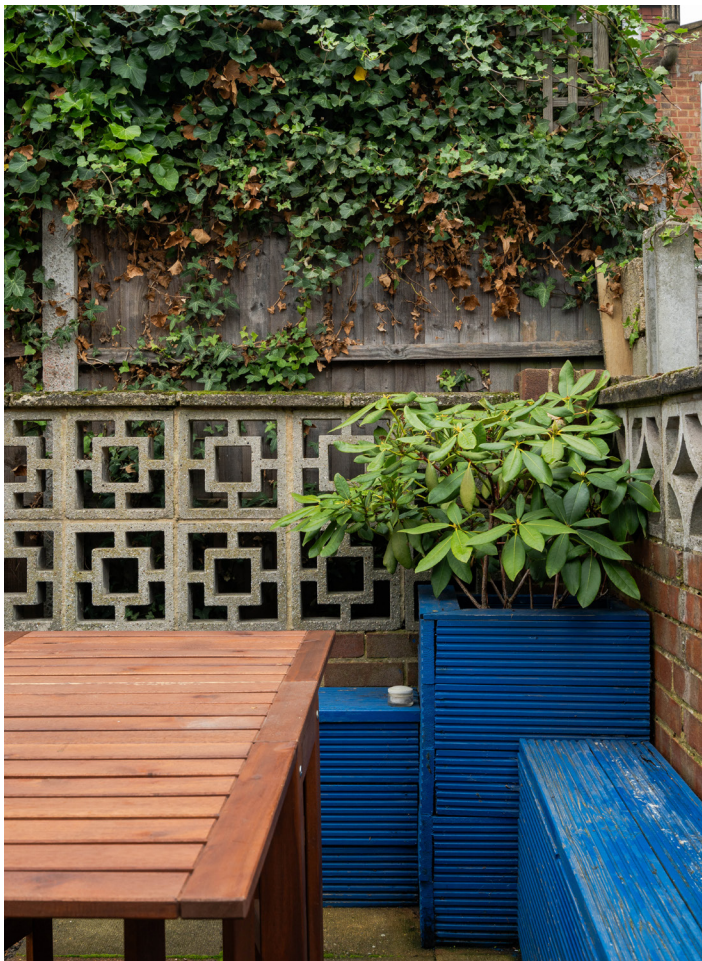




Bedroom



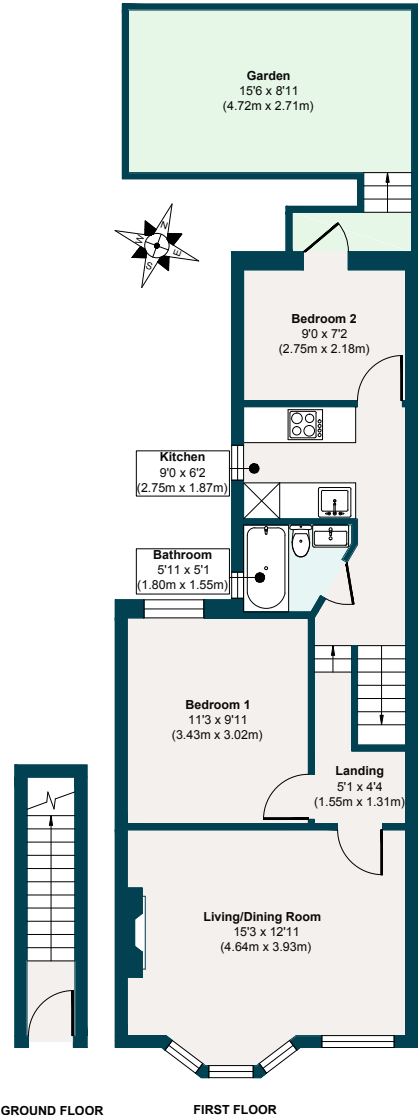
Garden



Front of house



Melford Road, Leytonstone, E11



APPROXIMATE
FLOOR AREA

First Floor
524 SQ. FT
(48.71 SQ. M)

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

The neighbourhood



Francis Road, E10

GETTING AROUND

Leytonstone High Road Overground station is approximately 6 minutes' walk, while Stratford is just 12 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Village.

Leytonstone Underground station (Central line) is 14 minutes' walk away. There's a major transport interchange for

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

IN THE NEIGHBOURHOOD

Melford Road is a quiet pocket of Leytonstone, about 12 minutes' walk from the town centre. Popular spots include The Wild Goose Bakery, Homies on Donkeys,

Panda Dim Sum, The Holly Tree, and Theatre of Wine.

Lovely Francis Road is only 10 minutes on foot and has a fantastic collection of independent shops, relaxed cafés, delis and craft beer shops. Local favourites include the local pie and mash shop, The Olive Restaurant for its tasty food and friendly vibe, Back to Ours coffee shop, Zaxx for

Korean food and Phlox bookshop.

The current owners particularly recommend the Leytonstone Tavern (for 'the best burgers in London'), Bocca Bocca for Italian dining, Yard Sale Pizza for takeaways, San Marino for hearty breakfasts or brunch; and Singburi Thai for amazing Thai fare. Their favourite pubs include The Heathcote & Star, The Birds and The Red Lion.

There's plenty to keep you busy locally – check out Pastures Community Centre for activities, the library and arts space, and Cathall Leisure Centre, with its gym, swimming pool and soft play area, just three minutes' walk away.

Finally, the wild and beautiful green spaces of Wanstead Flats are only a few minutes by foot, while peaceful Langthorne Park and Henry Reynolds Gardens are great for kids. Alternatively, Wanstead or 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, all 11 minutes' walk.

A note from the owners

“This has been our first home, and we’ve loved our time living here. A charming Victorian conversion first-floor flat with a garden patio wasn’t easy to find, but we knew we’d found what we had been looking for the moment we stepped in here. The amount of light in the living room, year-round, is great, and the shutters on the windows look fabulous. The wood floor is another favourite feature, and the cosy back room is perfect for reading and relaxing.”



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