



For memories made  
and memories to come.

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## High Road, Leyton E10

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- ◆ Victorian ground-floor maisonette
- ◆ Two bedrooms
- ◆ Stylish kitchen & bathroom
- ◆ Large living room with bay window
- ◆ Separate utility room
- ◆ Southeast-facing 31-foot garden
- ◆ Moments from Francis Road
- ◆ Nearby to Overground services

Moments from the shopping scene and village vibe on Francis Road, this ground-floor Victorian maisonette exudes period elegance throughout its spacious, airy rooms. Exploring the home, you'll discover charming original features and character details, from an impressive box bay window and period fireplaces to exposed floorboards and traditional tiling, while striking Farrow & Ball accent 'Railings' paintwork and column radiators (seen throughout) bring warmth.

From the street, the property impresses with its handsome red-brick frontage.

Featuring a full-height square bay and arched brick lintels to the windows and recessed entrance, the exterior is reminiscent of the Italianate style and reflects the subtle grandeur within.

### STEP INSIDE

Glazed panels and a transom to the traditional-style front door illuminate the hallway, which is further brightened by pretty drop pendants. The panelled staircase for the maisonette above has been cleverly turned into a feature of interest – it's been painted in 'Railings', black, emphasising the incredibly high, coved ceilings and the chequered floor tiles underfoot.

*“The panelled staircase for the maisonette above has been cleverly turned into a feature of interest.”*

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*“A magnificent square bay window pulls evening light into the living room.”*

To your left, a magnificent square bay window with a column radiator beneath pulls evening light into the living room, filtered by wooden privacy shutters on the lower panels. The accent paintwork on one coved wall continues here, offsetting the floorboards and coordinating with a cast-iron fireplace that seamlessly blends with the decorative mantelpiece. In addition, built-in cabinets and bookshelves on either side of the fireplace offer practical storage.

Behind the living room, you'll find a spacious primary double bedroom that runs with the tonal monochromatic theme to the tall,

coved walls and a feature cast-iron fireplace. Fitted Venetian blinds allow you to control the south-facing light streaming in through the broad rear window, while floorboards and built-in wardrobes complete the space.

Follow the floorboards into the kitchen, where you'll find a useful pantry cupboard to your right. White metro-tiled splashbacks, wooden work surfaces, and cup handles finish the grey under-lit cabinetry along one wall. At the same time, two tall windows with Venetian blinds bathe the dining area in sunshine. Integrated appliances and features include an oven with a gas hob and extractor hood, a dishwasher, a fridge-freezer (all Bosch), and a deep Butler sink.

A door to your left leads to a fantastic utility space with direct access to the garden. It's served by additional

cupboards, worksurfaces, and shelving for organising laundry and storing supplies. There's also a pulley clothes dryer and space for a laundry appliance.

Underfoot, black beehive tiles flow into the bathroom beyond, where they're complemented by glossy white metro wall tiles. Lit by a tall window with a roller blind and warmed by a chrome heated towel rail, the bathroom is fitted with a large bath (with a shower over) and modern sanitaryware, including a wall-hung vanity basin beneath a mirrored cabinet.

Return to the kitchen to discover the second bedroom, spacious enough for a small double bed and fitted with a cream carpet. Overlooking the garden via a tall window with lower privacy glass and a roller blind, it's also a peaceful

space for a nursery or home office.

## OUTSIDE

Stepping out from the utility room, follow the gravelled side return into the southeast-facing garden, which captures the sun from around 10am to 6pm during the summer. Enclosed by black fence panels to match the raised deck at the back, it's been enhanced with a large wooden planter, built in 2024 and is now home to an olive tree. Neighbouring trees also add to the sense of privacy and seclusion – perfect for relaxing with family and friends.

*“Neighbouring trees also add to the sense of privacy and seclusion – perfect for relaxing with family and friends.”*



Living room







Living room







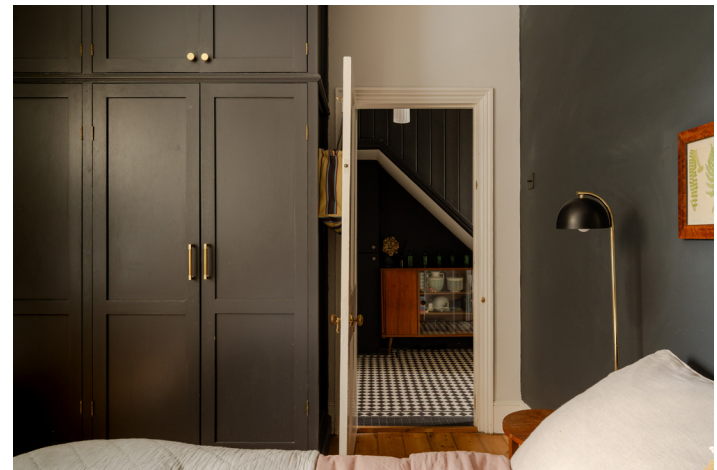
Living room







Primary bedroom







Hallway





## Kitchen / dining room







Kitchen / dining room







Utility room



## Bathroom







Second bedroom







Garden

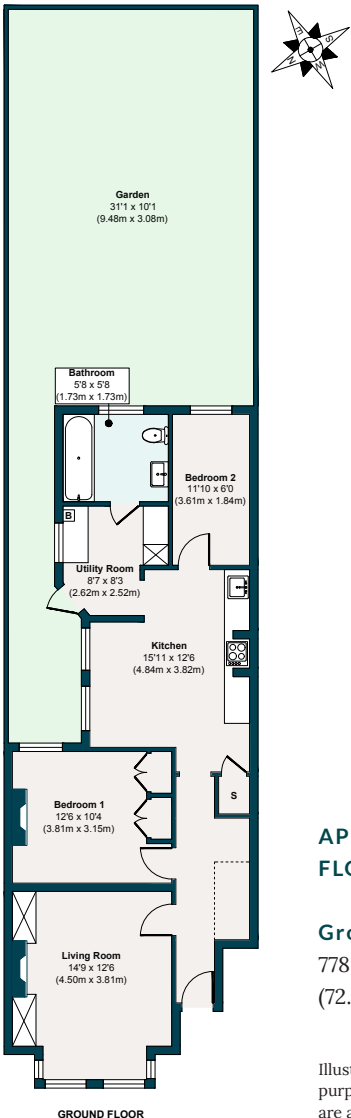




Front of house



High Road, Leyton E10



**APPROXIMATE  
FLOOR AREA**

**Ground Floor**  
778 SQ. FT  
(72.35 SQ. M)

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



## The neighbourhood



### GETTING AROUND

The Overground at Leyton Midland Road is a five-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at Leyton is around 18 minutes' walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Stratford is just one stop away.

### IN THE NEIGHBOURHOOD

The property is nestled right by the top of Francis Road – one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local

businesses. Firm favourites include Yardarm wine bar, Phlox bookstore, Dreamhouse Records, Edie Rose florist, Marmelo Kitchen, and Pause yoga studio.

Our local sellers particularly recommend the Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Yardarm wine bar. Also nearby are the Heathcote & Star pub and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County Cricket Ground with its wonderful

Edwardian pavilion, while Coronation Gardens is a 13-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

You can reach Stratford by foot, with Hackney Marshes, the Queen Elizabeth Olympics Park, the Lea Valley Hockey and Tennis Centre, VeloPark, and London Aquatics easily accessible, along with the Westfield shopping centre. The development around the park is on the

rise, with the new East Bank cultural hub soon to include world-class experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

### SCHOOLS

Popular and well-performing schools include the 'Outstanding' local primaries such as Newport, Riverley, and Willow Brook (all within a 15-minute walk). 'Good' local secondaries within a 10-minute walk include Norlington Secondary & 6th Form for Boys and George Mitchell School (all through).



### A note from the owners

*“This has been a wonderful first home for us. It’s both cosy and spacious, with a bright, peaceful garden that has been perfect for hosting friends and family over the years. We’ve loved seeing Leyton continue to thrive and feel so lucky to have everything on our doorstep – great pubs, cafés, restaurants, parks, and Leyton Orient FC – all while enjoying easy links into the city. One of the things we’ll miss the most is the strong sense of community in the area. Francis Road is always full of life and has been the perfect place to raise our daughter. This home has given us so many happy memories, and we hope the next owners love it as much as we have.”*





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