

For memories made
and memories to come.

Park Grove Road, Leytonstone E11

- ◆ Five-bedroom Victorian terrace
- ◆ Converted loft with shower room
- ◆ Open plan double reception room
- ◆ Handy storage cellar
- ◆ Easy-to-maintain terraced garden
- ◆ Fun and cheerful décor throughout
- ◆ Close to Leytonstone town centre
- ◆ Nearby to Overground station

Lovingly restored and refurbished, this colourful Victorian home has been revitalised for modern family life while retaining its original character and charm. Set within a peaceful residential area between Francis Road and Leytonstone town centre, and only a short stroll from Overground and Tube services, the location ensures you'll never be short of something to do.

During renovations, the previous owners used materials sympathetic to the property's period heritage. This process involved replacing all the windows with double-glazed Foster & Sons timber sashes, completing a full rewire, repointing in lime, and upgrading the central heating system.

They also carefully preserved the original Victorian cast-iron fireplaces, plasterwork and doors – reinstating solid-wood panelled and glazed doors when required to chime with the home's ingrained character.

Since then, the current owners have continued the improvements, sanding and refinishing the floorboards downstairs in 2022 and refreshing the colour scheme with Little Greene paintwork throughout.

STEP INSIDE

The charming mid-Victorian exterior will capture your heart at first sight. Pause to admire a bay window with decorative columns and a natural zinc roof, a recessed front entrance with an elegant pediment, and white-painted lintels, which contrast against the exposed brickwork and blue-painted window frames and guttering.

“The charming mid-Victorian exterior will capture your heart at first sight.”

“An original cast-iron fireplace with marble surround and tiled hearth acts as a central focal point.”

In the hallway, pale off-white ‘Pavilion’ wall tones complement the sanded wooden floorboards, which continue into the open-plan double reception area to the right. The living room absorbs natural light from the bay with frosted glass to the lower panes, a fitted blind, and a column radiator beneath, while an original cast-iron fireplace with marble surround and tiled hearth acts as a central focal point.

Alcove shelving on either side, can hold a TV and a sizable book collection. The replica ceiling rose anchors the coving to the ceiling, echoed in a rear dining room with a second marble fire surround adds a dash more character.

Passing the staircase in the hallway, you’ll find a door to the cellar, plus a utility

room to the right with slots for a washing machine and dryer below a wooden worktop with a sink, and a Worcester Bosch combi boiler and a toilet.

Head through to the rear dining kitchen – a bright and airy hub for cooking and entertaining. Warm off-white ‘Tusk’ wall tones balance the brightness from a combination of recessed downlights, hanging pendants, French garden doors and a pretty bay window where a breakfast table is neatly tucked. A bold yellow feature wall is another cheerful enhancement that echoes the fitted roller blind screening the French doors.

Meanwhile, white cabinets with chrome handles and reclaimed wooden worktops pair with a white tiled splashback to create a spacious, streamlined food preparation area. Integrated appliances include an electric oven, gas hob with overhead extractor, and dishwasher. There’s also a double stainless-steel pantry cupboard and space for an American-style fridge freezer.

Exploring the first floor, you’ll discover a front-facing principal bedroom with two sash windows, stripped-wood flooring, two coordinating grey wardrobes, funky feature wallpaper and a cast-iron fireplace. There are two further carpeted doubles on this floor overlooking the garden, with an original fireplace (hidden behind an easily removable chalkboard) and an integrated wardrobe in the middle room.

In the family bathroom, white tiles run between soft grey wall paint and bright yellow vinyl flooring, with the red heated towel rail providing a colourful pop. A recessed shower cubicle, bath with telephone mixer shower attachment, vanity basin and loo complete the suite.

Follow the green open stringer staircase – with tropical hardwood bannister rail – to the converted loft, which is clad in standing seam VM Anthra Zinc and features space-saving Eclisse pocket doors. The landing meets large front and rear bedrooms, painted in ‘Loft White’ and kitted out with wooden flooring and Velux windows. Both

are served by a stylish and contemporary three-piece shower room.

OUTSIDE

French doors in the kitchen open onto the sunny block-paved patio, where steps lead up onto a wood-chipped patio area with paving. Trellised timber fencing, raised flower beds and textural trees such as palms and black bamboo screen the garden and stimulate the senses.

Hooks on the orange garden hanging posts, constructed from old roof timbers, hold a retractable washing line or festoon lamps. Note the useful storage units to the side and the outdoor socket. External taps can be found in both the front and rear gardens.

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Double reception room





Double reception room



Double reception room



Dining kitchen





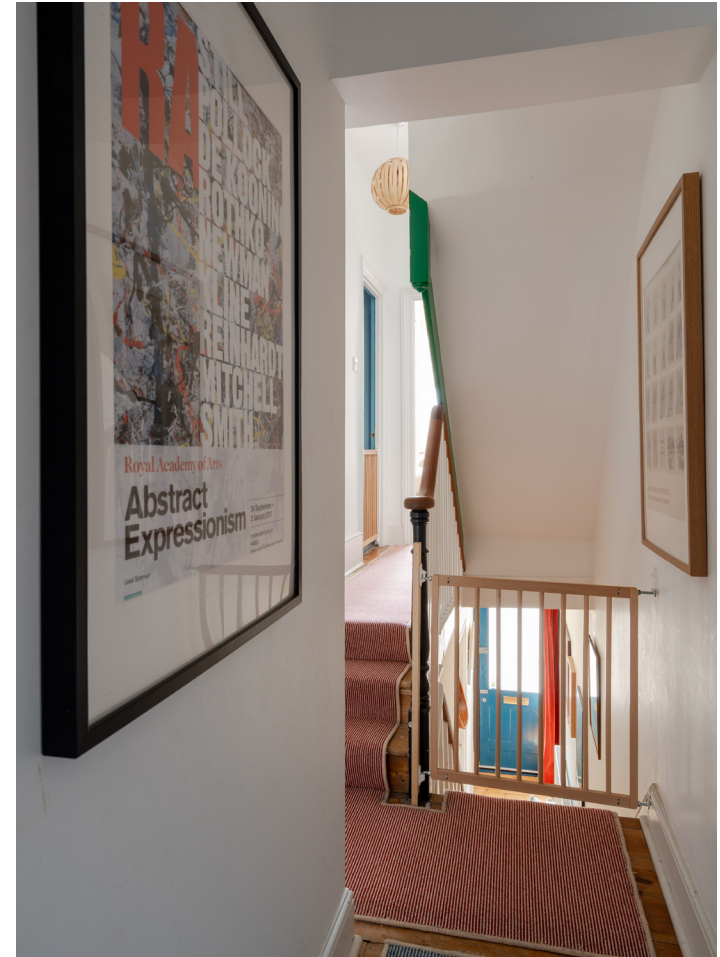
Dining kitchen



Entrance hall



First floor hallway





Family bathroom



Bedroom



Bedroom



Primary bedroom





Bedroom



Shower room



Bedroom



Garden



A photograph of a two-story brick house with a blue front door and a bay window. The house has a dark grey roof with two skylights. The front garden is planted with a large green bush and a flowering bush. A satellite dish is visible on the right wall.

APPROXIMATE FLOOR AREAS

590 SQ. FT
(54.90 SQ. M)

576 SQ. FT
(53.54 SQ. M)

430 SQ. FT
(39.98 SQ. M)

1596 SQ. FT
(148.42 SQ. M)

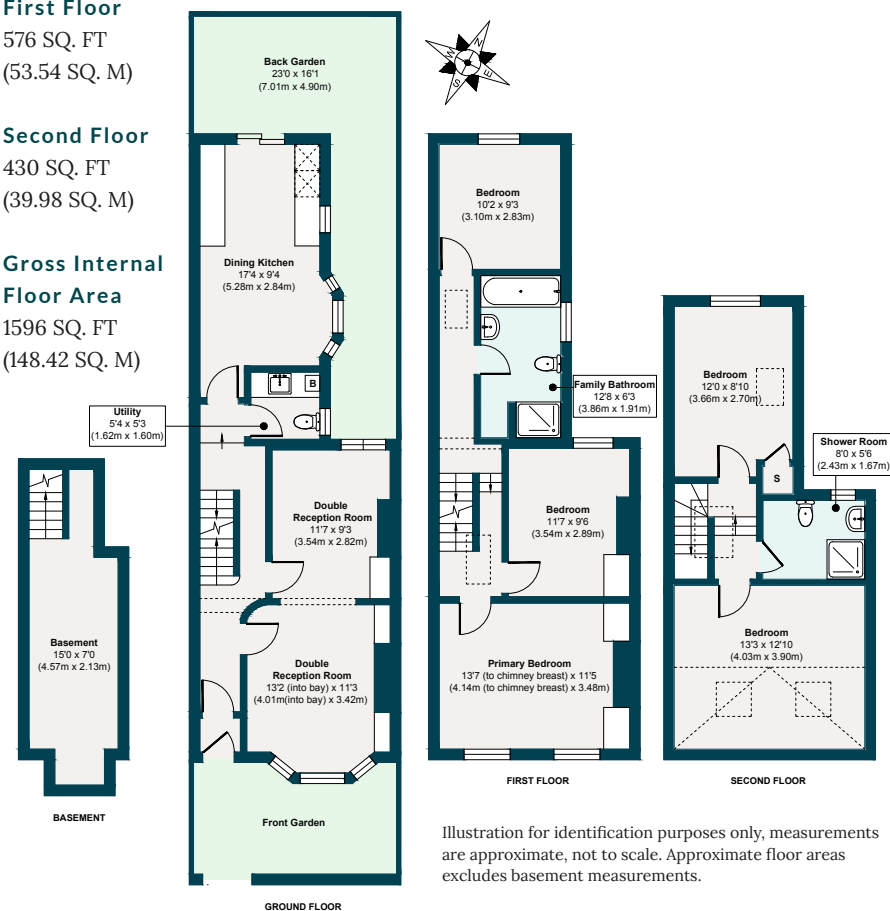


Illustration for identification purposes only, measurements are approximate, not to scale. Approximate floor areas excludes basement measurements.

The neighbourhood



Francis Road, E10

GETTING AROUND

Leytonstone High Road Overground station is a five-minute 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

Park Grove 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 is 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.

A note from the owners

“We have absolutely loved living in this beautiful and light-filled home. We love the local community and friendly neighbours and all the convenience of the High Road five minutes away, the leisure centre down the road, and the wonderful green spaces of the pastures, Good Shepherd Studios, and Wanstead Flats.”



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