



For memories made  
and memories to come.

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## Frith Road, Leytonstone E11

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- ◆ Five-bedroom Victorian home
- ◆ Two bathrooms
- ◆ Architect-designed loft extension
- ◆ Bespoke plywood kitchen
- ◆ Large storage cellar
- ◆ Log burner and column-style radiators
- ◆ Farrow & Ball and Little Greene shades
- ◆ Character features
- ◆ South-facing 32-foot garden
- ◆ Four-minute walk to Tube

Period features meet contemporary design details in this stylish and welcoming five-bedroom Victorian home. Inside, you'll find high ceilings, a bespoke dining kitchen, a large double-aspect living room and a high-spec loft conversion designed by the architect-owner. Carefully considered touches include cork flooring, tactile beehive doorknobs and the muted Farrow & Ball and Little Greene paint shades used throughout.

Set on a friendly, tree-lined street just four-minutes' walk to Leyton Tube, this handsome gabled house greets you with a beautifully restored Suffolk White and Red Brick exterior and striking bay windows with white-painted stonework—including

columns with foliage capitals. Behind a low brick wall you'll find a front garden with a bespoke hardwood timber planter and space for storage such as a bike store. The path leads to a porch laid with original patterned tiles and a timber panelled door in Farrow & Ball's India Yellow, with a transom window and lantern above.

### STEP INSIDE

Step into the hallway where walls in Farrow & Ball's Pink Ground rise to a high coved ceiling (a feature throughout the house) with fabulous original detailing and a copper and glass pendant light. There's space for coats above a column-style radiator, while characterful restored original floorboards begin here and flow (through a refurbished four-panel Victorian door with beehive knob) into the living room on your right.

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*“The stylish cork flooring feels comfortable underfoot, and the custom birch plywood kitchen cabinetry is finished with Osmo oil.”*

This calming, bright, dual-aspect space is filled with light from an expansive part-frosted bay to the front, and a tall window with views out to the side return courtyard at the rear. Walls in Little Greene’s Ceviche with picture rails meet a high ceiling with restored coving and central plaster roses, while bespoke Douglas Fir timber shelves line the alcoves. The reinstated chimney breast, with its floating contemporary mantle and black stone hearth, houses a working log-burning stove, ensuring that the room is wonderfully cosy at any time of year. (As do the three column-style radiators.)

Returning to the hall, you’ll find a door

under the stairs leading to a good-sized cellar with a concrete floor and electrics (currently used for storage, including a freezer, and as a wine cellar).

Walk through to the well-designed dining kitchen, where you’ll find ample room for a table and chairs in the large side-facing bay window. A second window looks out to the garden, while a solid timber door leads to the side return courtyard. More light is provided by seamless plaster-in spotlights and a grey enamelled factory-style pendant over the dining area. The stylish cork flooring (fitted in 2024) feels comfortable underfoot. The custom birch plywood cabinetry (fitted in 2018) is finished with Osmo oil and includes plenty of storage space and open shelving. It’s paired with a white worktop, white square-tiled splashback laid with contrasting grey grout, neutral walls and woodwork in Farrow and Ball’s Yellow India.

There is a white composite sink with white mixer tap, as well as space for a freestanding range cooker with stainless steel extractor and splashback, space for a freestanding dishwasher and an American-style fridge/freezer, and a modern radiator. A large utility cupboard houses a washing machine and tumble dryer. The boiler (controlled by a smart thermostat) is also housed here. If you might wish to extend in the future, it’s worth noting the current owners have secured prior approval for a six-metre extension.

Take the staircase, with its steps in Farrow & Balls Green Smoke and polished wood banister rail, to the first floor.

The airy primary bedroom runs the full width of the front of the house and is lit by a single window and a large bay, both with modern radiators beneath. A cast-iron fireplace has been painted to match the Little Greene French Gray Pale walls which

rise to a ceiling with pendant fitting and reinstated coving. A neutral wool loop carpet runs underfoot. In the alcoves, two double integrated panel-detail wardrobes with pull-out drawers provide plenty of useful storage.

The neutral carpet continues in the second bedroom. This lovely space has a similarly peaceful décor scheme, with Farrow & Ball Pink Ground walls and reinstated coving to the ceiling. A timber sash window, with radiator beneath, looks out to the side return courtyard.

Towards the rear, the family bathroom has a new frosted double-glazed sash window

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(fitted this year). It's fully tiled with neutral checkerboard tones to the walls and stone-effect ceramic tiles to the floor, there's a bath with attractive timber panelling, a shower attachment and frameless glass screen, a pedestal basin with chrome taps, and a loo.

At the back of the house, the Little Greene Aquamarine Deep walls of the third double bedroom nicely echo the leafy garden seen through the new timber sash window. The floor is carpeted and there's a pendant light and a modern radiator. The

door has been painted in Farrow & Ball's Citrona for a pop of cheerful colour.

Take the second green-painted staircase to the loft conversion. Meticulously designed by the current architect-owner, this loft was completed in 2022 to an extremely high standard. It's flooded with beautiful natural light from an electrically controlled Velux rooflight (over the hallway landing) and smart tilt-and-turn anthracite aluminium windows in the bedrooms and bathroom.

The fourth double bedroom at the front, currently used as a home office, features oak engineered flooring, a Farrow and Ball Green Smoke and white colour scheme, an exposed brick feature wall and eaves storage. Bespoke European oak panelling and bookcases line a fantastic reading nook in the gable. The current owners tell us it is a favourite spot, bathed in light from all angles thanks to two side-facing windows, and warmed by a low column-style radiator.

The fifth rear bedroom (another double) has been colour-drenched in Farrow & Ball's Pink Ground. It enjoys rooftop views through a large tilt-and-turn anthracite-grey frame window, which has a column-style radiator beneath it. There's additional eaves storage here too.

Also on this floor is the second bathroom. Warmed by underfloor heating, it has pale grey tiles to the walls and floor, pink-toned Japanese-style Raku Sendai accent tiles by Claybrook Studio and ceiling painted in Farrow and Ball's Pointing. There is a long, luxurious walk-in rainfall shower with separate shampoo attachment and black-framed glass screen. It has a wall-hung Duravit loo, a sink with Crosswater Mpro brass mixer tap, and a white towel rail radiator. Another light-filled space, this bathroom is lit by a rear-facing frosted window and a fixed Velux rooflight, expertly placed directly over the shower.

## OUTDOORS

Quiet and south-facing, the garden extends 32 feet and is framed by timber fencing and a beautiful original brick wall that dates back to 1888. The side return, laid with stone chippings and pavers, leads to an attractive sett patio that's perfect for entertaining. Enjoy the integrated garden pond, then step up to a lush lawn surrounded by borders of mature plants, including lavender, acanthus, and fruit trees (a Victoria Plum and Coxes Orange Pippin apple). There's also a children's playhouse with slide and a small timber storage shed.

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Double reception room







Double reception room







Double reception room







Entrance hall





Dining kitchen







Dining kitchen





Primary bedroom







Primary bedroom





## Bedroom



Bedroom





Bathroom







Shower room







Shower room







Bedroom





## Bedroom





## Garden







Front door





Front of house



Frith Road, Leytonstone E11

APPROXIMATE FLOOR AREAS

Cellar  
104 SQ. FT (9.70 SQ. M)

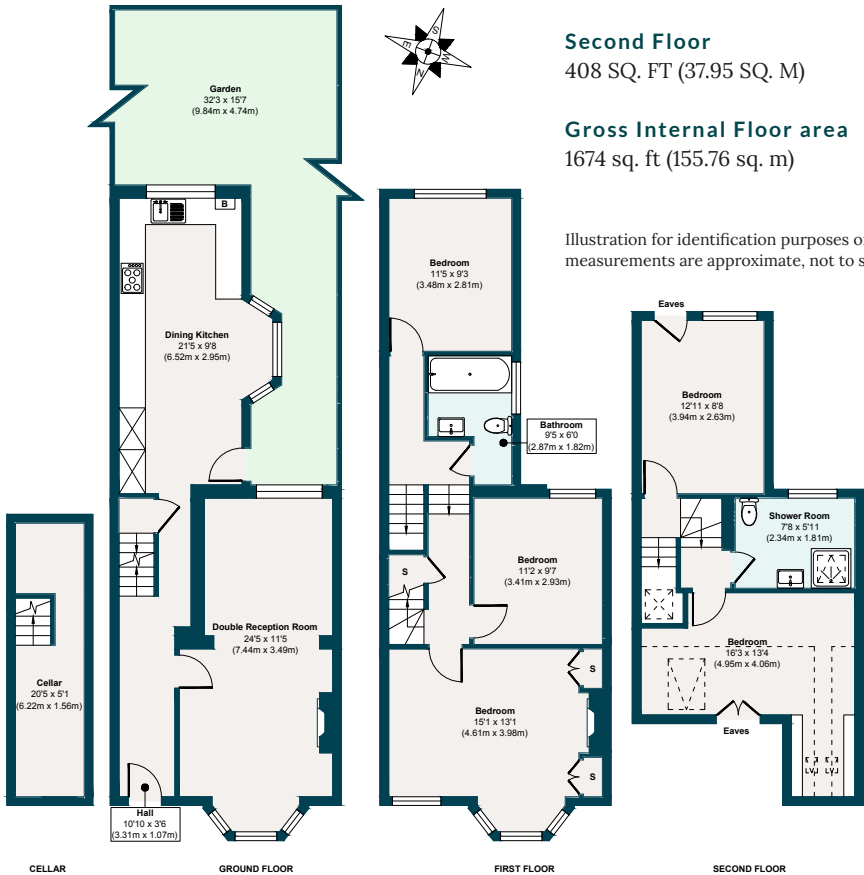
Ground Floor  
588 SQ. FT (54.70 SQ. M)

First Floor  
574 sq. ft (53.41 sq. m)

Second Floor  
408 SQ. FT (37.95 SQ. M)

Gross Internal Floor area  
1674 sq. ft (155.76 sq. m)

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



## The neighbourhood

### GETTING AROUND

Frith Road is conveniently located just minutes from the many shops, eateries, and amenities of High Road Leyton and just four minutes' walk from Leyton Underground, which runs Central line services into the City and West End, Canary Wharf, and South Bank via the Jubilee line from Stratford. Elizabeth Line services run from Stratford.

Just one stop away (or 20 minutes on foot), Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

### IN THE NEIGHBOURHOOD

You're spoilt for eating and drinking in the area, with local favourites including Deeney's Scottish street food café (renowned for its famous haggis toasties); Darkhorse restaurant bar at The Olympic Village; the many options for a drink at Hackney Wick, especially Crate; and ice cream from La Gelateria at Stratford East Village, whatever the weather.

The current owners particularly recommend Figo for pizza; the Leyton Engineer, Santi, Signorelli, Mother Kelly's

and Dark Horse, as well as Charminar, Meatlove butcher and Embas for groceries.

Other local sellers also often recommend The Leyton Star for fantastic roast dinners; Leytonstone Tavern for burgers; The Holly Tree pub, with its kids' train; and Heathcote & Star for its Thai residency. They also love Bocca Bocca for pizza with the kids. For a more grown-up night out, there are cocktails and small plates at Filly Brook or some of the best Thai in London at Singburi. Bamboo Mat has also appeared in The Guardian for its fabulous Japanese/Peruvian fusion food.

High Road Leytonstone is just a 12-minute walk to the east and offers even more choices, with restaurants and shops including Panda Dim Sum and Homies on Donkeys. Meanwhile, a swift 15-minute stroll will take you to the bustling Francis Road, with its popular collection of independent shops, relaxed cafés, delis, and craft beer shops.

You can also reach Stratford by foot within around 20 minutes, with Hackney Marshes and the Lea Valley Hockey and



Tennis Centre easily accessible. Jubilee Pond and Wanstead Flats lie just slightly further afield, forming the southernmost tip of Epping Forest.

Closer to home, you'll find a couple of parks and recreation grounds, including the popular Langthorne Park, which has a playground, tennis courts, café, toy library, and regular activities. The current owners frequent Drapers Field, too, which has so much to offer with its playground, football fields, and wildflower meadows in the spring. You're also close to the Olympic Park, which has a giant sandpit, a café with a children's area and an adventure playground, as

well as lots of great restaurants and more coming soon.

### SCHOOLS

Downsell Primary School (Ofsted rated 'Good') is just nine minutes around the corner, with several preschools and nurseries (including N Family Club Leytonstone, also nine minutes' walk) on your doorstep, too. Chobham Academy for students aged 3-18 (Ofsted rated 'Outstanding') is a fifteen-minute walk.

If you're entertaining kids, Cann Club, a children's play café, is within walking distance, or you could head to the V&A's Museum of Childhood at Bethnal Green.



## A note from the owners

*“This has been the perfect space for our family to live and grow and we have very fond memories of the gradual, considered renovation of our home, which we have taken slowly alongside welcoming and bringing up our children.*

*“We enjoy the sense of space combined with cosiness, and also love what the area has to offer. We have felt connected to our lovely community in a way that we’ve never felt elsewhere; however, we don’t often need to go out—because the house has everything we need!”*





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