



*For memories made  
and memories to come.*

---

## TYNDALL ROAD, LEYTON E10

---

*“The black-and-white tiled fireplace creates an elegant backdrop for the new wood-burning stove.”*

Just a few minutes' walk from Francis Road, this two-bedroom ground-floor Victorian apartment with its own private front entrance and south-facing garden is set in one of the most sought-after positions in Leyton.

Inside, the well-proportioned rooms, high ceilings (at over 3m, the current owners say they always take visitors by surprise), sanded original floorboards and beautiful sash windows enhance the movement of light around the home.

The current owners have made various improvements in the last two years.

These include a brand new fully fitted kitchen with new sash windows, repainting the front windows and French doors, fitting two new solid wooden internal doors, and installing anthracite column-style radiators. They also upgraded the primary bedroom/living room with new shutters and retiled the fireplace before installing a log burner. The bathroom received a new shower screen and was freshly repainted and laid with floor tiles to match those used elsewhere.

The apartment greets you with a light-toned variegated brickwork exterior, complete with white-painted stone lintels to the bay window. A low brick wall surrounds the front patio, where a path leads to a soft grey recessed panelled and glazed front door with chrome door furniture and a large fanlight above.

---

*“In the open-plan living and kitchen area, large dual-aspect sash windows flood the space with sunlight.”*

Step through into a long hallway naturally brightened by the glazing to the entrance and the kitchen beyond. Stripped wooden floorboards and walls painted in calming French Grey and Loft White by Little Greene flow into the beautiful primary bedroom on your left (which would also work as a living room).

Here, a canted bay fitted with attractive café-style wooden shutters fills the room with light whilst ensuring privacy, and the black-and-white tiled inset fireplace creates an elegant backdrop for the new wood-burning stove. Bespoke floating

shelving on either side of the chimney breast perfectly fit with the home's modern design scheme, and leaves room below for an alcove-mounted TV and log storage. A column-style radiator and statement Ribbon pendant light complete this versatile space.

Behind, the spacious second bedroom combines Little Greene's Slaked Lime walls with a neutral loop wool carpet and twin floor-to-ceiling fitted double wardrobes. White-painted tall wooden double-glazed French doors also offer direct access to the garden decking.

Along the hall, you'll find a modern bathroom where white metro wall tiles laid with black grouting echo the monochrome pattern tiled floor. There is a rectangular basin with chrome vanity as well as an L-shaped bath with an

overhead shower and minimalist glass screen. Bespoke open wood shelving tops a handy storage cupboard, and a close-coupled loo beneath the window completes the suite.

Beyond, the stripped floorboards continue into the open-plan living and kitchen area, where large dual-aspect sash windows and a part-glazed garden door flood the space with sunlight. There's plenty of room for a table and chairs as well as a small sofa, desk or workstation. The kitchen is fitted with grey Shaker-style cabinetry with chrome handles, a white marble-effect worktop and metro-tiled splashback, with stylish patterned tiles underfoot. Appliances include a Blanco one-and-a-half-bowl sink and chrome mixer tap, a Neff oven and four-ring gas hob with integrated overhead extractor hood, a seven-bottle wine fridge and a dishwasher,

as well as space for a large fridge-freezer. Copper light fittings and low-hanging pendants draw the high ceiling down to create a cosy atmosphere, while an anthracite grey column-style radiator keeps things toasty in winter.

Outside, in the 42ft south-facing private garden, grooved decking leads to a newly-laid lawn enclosed by timber fencing (including a new central fence). The garden is bordered by flowers and shrubs such as laurel and eucalyptus as well as a mature lime tree and captures the sun from morning until early evening.

*“The garden is bordered by flowers and shrubs such as laurel and eucalyptus as well as a mature lime tree”*



BEDROOM / LIVING ROOM





---

LIVING / DINING AREA



---

KITCHEN



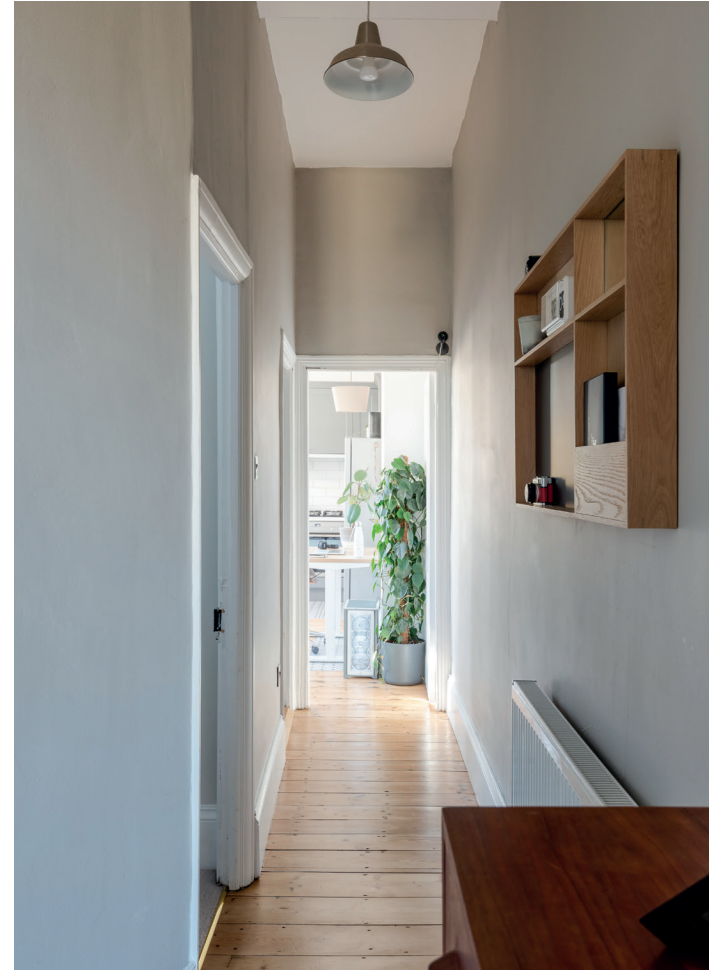
---

PRIMARY BEDROOM





BATHROOM



HALLWAY



---

GARDEN



FRONT OF HOUSE

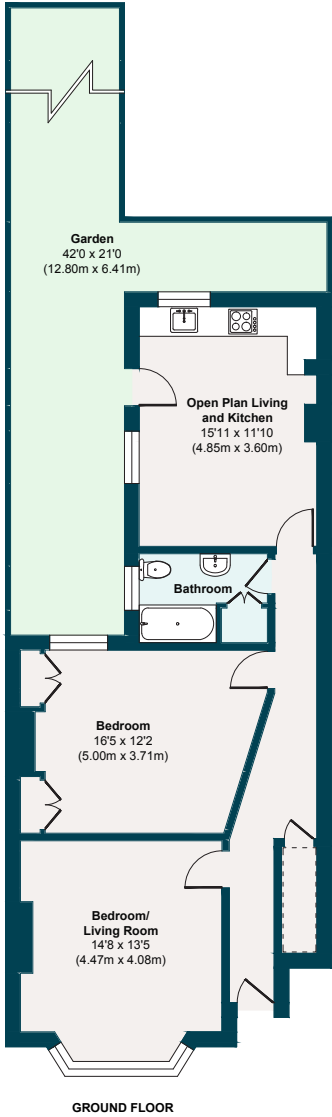


TYNDALL ROAD, LEYTON E10

APPROXIMATE  
FLOOR AREA

Ground Floor  
760 SQ. FT  
(70.60 SQ. M)

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



## THE NEIGHBOURHOOD

---



Hollow Pond

Tyndall Road is a quiet residential street adjoining the fabulous Francis Road – an authentic urban village with independent local businesses, an active community, and even a local currency. There are plenty of green spaces nearby, from Coronation Gardens to Wanstead Flats and Hollow Pond, which provide hours of lovely walks between them.

On your doorstep, you'll discover Yardarm wine bar and deli, Phlox Books, Marmelo Kitchen restaurant and store, Morny bakery, Pause yoga studio, and Venner for gifts and

homewares. The Leyton Technical pub is just a few minutes' walk or head north for the Heathcote & Star pub and Filly Brook craft beer bar.

Local primary schools include Newport and Dawlish, along with Norlington Secondary & 6th Form for Boys. A 10-minute walk away, Leyton Tube (Central Line) offers an easy route into the city, the West End, Canary Wharf, and South Bank. Just one stop away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

## A NOTE FROM THE OWNERS

---



*“It’s great having a summer barbeque in the garden while listening to the birds. It’s also lovely cosying up beside the log burner in the winter. I’ve enjoyed having great neighbours and fantastic local shops and having so much space as well as a garden makes this the perfect place to relax.”*

## NOTES

## NOTES

NOTES

Lined area for notes on the left page.

NOTES

Lined area for notes on the right page.

## NOTES

## NOTES



## NOTES

## NOTES



EELEVEN

Design-conscious estate agency.

[eeleven.co.uk](https://eeleven.co.uk) | 020 8539 9544