

For memories made
and memories to come.

Ashville Road, Leytonstone E11

- ◆ Two-bedroom Victorian house
- ◆ Large double reception room
- ◆ Preserved period features
- ◆ Upgraded wiring, doors, and windows
- ◆ Spacious dining kitchen
- ◆ Bosch appliances
- ◆ Bathroom with double shower
- ◆ Roll-top bath
- ◆ Folding doors to secluded rear garden
- ◆ Only a few minutes from Francis Road

Tucked along a peaceful street in Leytonstone, just a short walk from Wanstead Flats and the independent shops and cafés of Francis Road, Ashville Road is a beautifully presented Victorian terraced house that balances timeless character with modern comfort.

Inside, a large double reception room and a bright Magnet kitchen form a sociable heart to the home, served by a downstairs WC and a family bathroom upstairs. Two generous double bedrooms provide plenty of space, and period touches such as stripped original doors, restored original floorboards, a working fireplace, high

ceilings, and sash windows combine with thoughtful upgrades, including a rewire and new boiler in 2013 and the installation of uPVC sash windows in 2014.

Furthermore, the property benefits from storage space in the loft and offers potential for a loft conversion. The current owners have architect-drawn layouts for an additional two bedrooms and a shower room, all within permitted development, which could be made available for viewings.

STEP INSIDE

On arrival, a white-painted brick frontage, colonnaded bay window, and recessed front door give an elegant first impression, while

“Brightened by a bay window fitted with lower privacy glass, the front living area features a working Victorian fireplace with tiled inserts and a blue mantelpiece.”

“Bold yellow paintwork distinguishes the dining area, where grey folding doors open directly into the garden.”

a private front patio framed by a low brick wall sets the house back from the street.

Enter through the smart blue front door, with its part-panelled design and latticed window crowned by a transom, into a bright hallway. Here, the wooden flooring underfoot flows seamlessly through the ground floor. Dado rails frame the Little Greene two-tone walls, while ceiling spots provide a soft wash of light overhead. A covered radiator adds a neat, practical touch, and the staircase lies around the corner, along with a modern two-piece WC painted in a striking green.

To the right, the double living room stretches the depth of the original house. A neutral shade dresses the high, coved walls, while pendant lights define the two spaces. Brightened by a bay window fitted with lower privacy glass, the front

living area features a working Victorian fireplace with tiled inserts and a blue mantelpiece – a charming focal point. An in-built cupboard near the bay adds functional storage and support for a TV, complemented by chunky alcove shelving in the rear seating area, where a sash window frames views of the garden.

At the rear of the house, the dining kitchen combines a sleek, modern finish with plenty of warmth and character. Marble work surfaces top the white gloss cabinetry from Magnet and are set against a glossy metro-tiled splashback, while integrated Bosch appliances – including a gas hob and oven with extractor – provide everyday practicality. A white sink with a drainer sits beneath a sash window dressed with a Roman blind, and there's space for a freestanding fridge-freezer, along with an integrated dishwasher and a Beko washing machine.

Ceiling spots and a tall column radiator keep the space bright and comfortable, with the wooden flooring flowing seamlessly from the hallway. To the rear, bold yellow paintwork distinguishes the

dining area, where grey folding doors open directly into the garden, making this a cheerful and sociable hub of the home.

Upstairs, a side window with a fitted blind and ceiling spots, as well as bronze and glass Corston wall lights, brighten the split-level landing. Exposed original floorboards flow through here and into both bedrooms, tying the upper level together.

At the front of the house, the primary double bedroom is finished in a soft peach tone, with twin sash windows fitted with blinds above radiators that warm the space and a central pendant light to the high ceiling. Next door, a second double bedroom lit by a central pendant enjoys peaceful views over the garden from a large sash window with a radiator beneath. Lavender and cream two-tone paint enhances the calming atmosphere, and a period mantelpiece adds an infusion of character.

In the rear bathroom, period style meets luxury – white metro tiles line the splashback of the double walk-in

rainfall shower, while a roll-top bath with chrome claw feet and central taps creates a beautiful centrepiece. A tiled floor adds practicality underfoot, complemented by sea-blue walls and a chrome heated towel rail. Other details include a Fired Earth toilet and a wooden vanity basin unit. There is also space here for a tumble dryer.

OUTDOORS

The rear garden is a peaceful and private retreat, enclosed by fencing and softened with mature shrub and tree borders. Directly outside the folding doors, a gravelled area leads up to a raised patio – perfect for seating and outdoor dining – with exterior lighting ensuring the space can be enjoyed into the evening. Thanks to its aspect, the garden benefits from sunlight for most of the day, while the surrounding trees and planting create a wonderfully secluded feel with beautiful dappled light.

“The surrounding trees and planting create a wonderfully secluded feel.”

Double reception room





Double reception room





Double reception room



WC





Entrance hall / view to dining kitchen



Dining kitchen



Dining kitchen



Dining kitchen



Dining kitchen



Landing



Bathroom



Second bedroom



Primary bedroom





Primary bedroom





Garden



Front of house



Ashville Road, Leytonstone E11

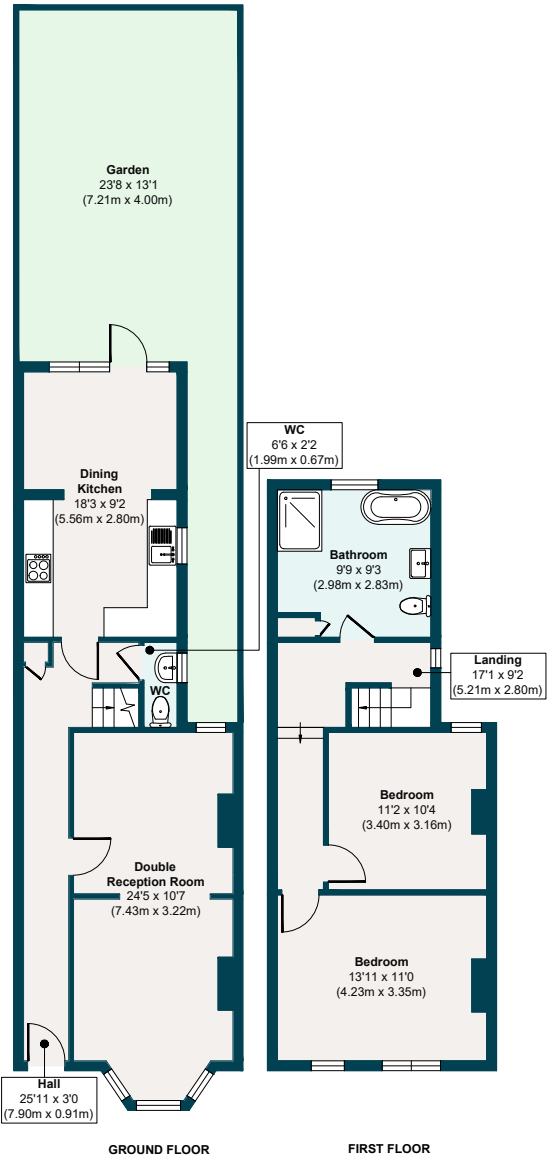
APPROXIMATE
FLOOR AREAS

Ground Floor
558 SQ. FT
(51.86 SQ. M)

First Floor
465 SQ. FT
(43.23 SQ. M)

**Gross Internal
Floor Area**
1023 SQ. FT
(95.09 SQ. M)

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



The neighbourhood



Francis Road, E10

GETTING AROUND

With numerous local transport options, including several bus routes that stop nearby on Grove Green Road, the house is extremely well-connected. Leyton Tube for the Central line and Leytonstone High Road Overground stations are a 13- and 11-minute walk away, respectively, making it easy to reach Central London, Canary

Wharf, Camden, Hackney, and Hampstead. A short bus ride will also take you to the Olympic Park, Westfield Stratford and Walthamstow Village.

IN THE NEIGHBOURHOOD

Heading into the neighbourhood, the local lifestyle is varied and full. The wonderful village scene on Francis Road is just a few

minutes' walk away with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread; Yardarm for lunch or dinner and a fantastic wine shop; Phlox bookstore; and Edie Rose florist.

Several great pubs are all within a short walk. Try the Red Lion, The Northcote (renowned for its amazing pizzas),

Heathcote & Star (great for watching football, families and its beer garden) and The Filly Brook. You're also close to the pubs, bars and cafés of Leytonstone's High Road, including Homies on Donkeys (Mexican), Panda for excellent authentic dim sum, Mum Likes Thai and The Birds. Other local favourites include Unity Café, Deeney's and Figo (a great Italian restaurant with quick delivery and gluten-free options).

There are several local parks in the area, as well as good running routes through to Hackney Marshes, Wanstead Flats and Epping Forest. Long-time residents particularly recommend Sidmouth Park (a 13-minute walk away and perfect for younger children) and Abbotts Park, with its fabulous adventure playground. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, which are both nearby.

SCHOOLS

Also nearby are several well-performing local schools, including Newport Primary (Ofsted-rated 'Outstanding' and nine minutes' walk away), Norlington School and Sixth Form, and Connaught School for Girls. There are also numerous nurseries within easy reach.

A note from the owners

“Ashville Road has a wonderful community feel. Everyone is friendly and super helpful, always looking out for each other and willing to lend a hand. We’ve lived here for 13 years and are very sad to leave such a wonderful home!”



Notes

Notes

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
Title: Mortgage & Insurance Broker
Company: Mortgage and Money Management
Info: 01920 821333 | oliverdulson@mandmm.co.uk

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Info: 020 3441 3084 | lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
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Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Info: 020 3649 0550 | lscullion@barrettslaw.co.uk

SURVEYORS

Contact: Katie McManus
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Company: Novello Surveyors
Info: 0208 064 1636 | katie@novellosurveyors.co.uk

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