



*For memories made  
and memories to come.*

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## CROMER ROAD, LEYTON E10

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- ◆ 178 years remaining on the lease
- ◆ First-floor Victorian converted flat
- ◆ Two double bedrooms
- ◆ Custom Fronts kitchen cabinetry
- ◆ Integrated appliances
- ◆ Close to Underground and Overground
- ◆ Gas central heating & double glazing
- ◆ Near Leyton town centre

On a quiet, friendly, tree-lined street close to good transport links, this two-bedroom Victorian first-floor converted flat is filled with natural light that flows throughout the well-proportioned rooms.

Decorated in simple, calming tones, the property's period details combine with well-considered modern natural materials and finishes, including plywood kitchen cabinetry and terrazzo floor tiles, for a flexible, characterful home that's both stylish and welcoming.

From the street, you're met by a white-painted brick exterior with elegant stonework, lintels and decorative foliage capitals to the box bay windows. A slate-grey tiled path leads to a recessed porch, where a traditional black-painted front door with glazed panel, numbered transom, and brass furniture opens to a ground-floor lobby.

Here, you'll find your own internal front door. Take the stairs to the first-floor hallway, where warm oak engineered hardwood flooring contrasts with the white walls seen throughout. A loft hatch is located here, providing handy storage space.

*“Decorated in simple, calming tones, the property's period details combine with well-considered modern natural materials and finishes.”*

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*“A reinstated restored feature fireplace, with cast iron surround and terracotta tiled hearth, provides a fabulous focal point.”*

The oak flooring continues into the front-facing living room. Fitted with bespoke white timber Venetian blinds, a large box bay (with a radiator beneath) and a single window flood this versatile space with light.

There's room in the bay for a dining table or cosy seating area and plenty of space in the alcoves for fitted or freestanding furniture. Meanwhile, a reinstated restored feature fireplace with cast iron surround and terracotta tiled hearth provides a fabulous focal point.

Returning to the hallway, you'll find the good-sized rear dining kitchen. Installed in 2019, the tactile oiled Birch plywood cupboard fronts from Custom Fronts pair with terrazzo Solus Ceramics tiles and a white quartz worktop with stainless steel undermounted sink and matt black Lusso Stone mixer tap.

Integrated appliances include a Neff double oven, an Ikea induction hob and a Siemens dishwasher. Besides this, there's space for a fridge-freezer and washing machine, and the Worcester Bosch combi boiler is also hidden away here.

A casement window overlooks the gardens below, brightening the room along with a pendant light fitting over the dining area and minimalist recessed ceiling spots. You'll also find a modern radiator.

The stylish terrazzo tiles continue in the family bathroom beyond, complementing neutral Japanese-style finger (or 'Kit-Kat') tiles to the walls. There's a bath with a chrome mixer tap, shower and plywood side panel; a modern pedestal basin with matching tapware; a close-coupled loo; and a heated towel rail and side casement window.

Continue down the hallway to the second bedroom – a good-sized double with plenty of storage potential, allowing for various layouts. Lit by a tall rear-facing window fitted with white timber Venetian blinds, the bedroom also features a radiator, central pendant light fitting, and soft grey carpet underfoot.

Take a second, carpeted staircase to

the second-floor loft conversion, where you'll find useful storage below a dormer window, before entering the dual-aspect primary bedroom. A bright and peaceful space with white walls, soft grey carpet and eaves storage, it's bathed in light from a wide rear dormer (with white Venetian blinds and radiator beneath) and a timber-framed Velux with an integrated blind.

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LIVING ROOM



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DINING KITCHEN



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SECOND BEDROOM



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BATHROOM



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HALLWAY



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PRIMARY BEDROOM

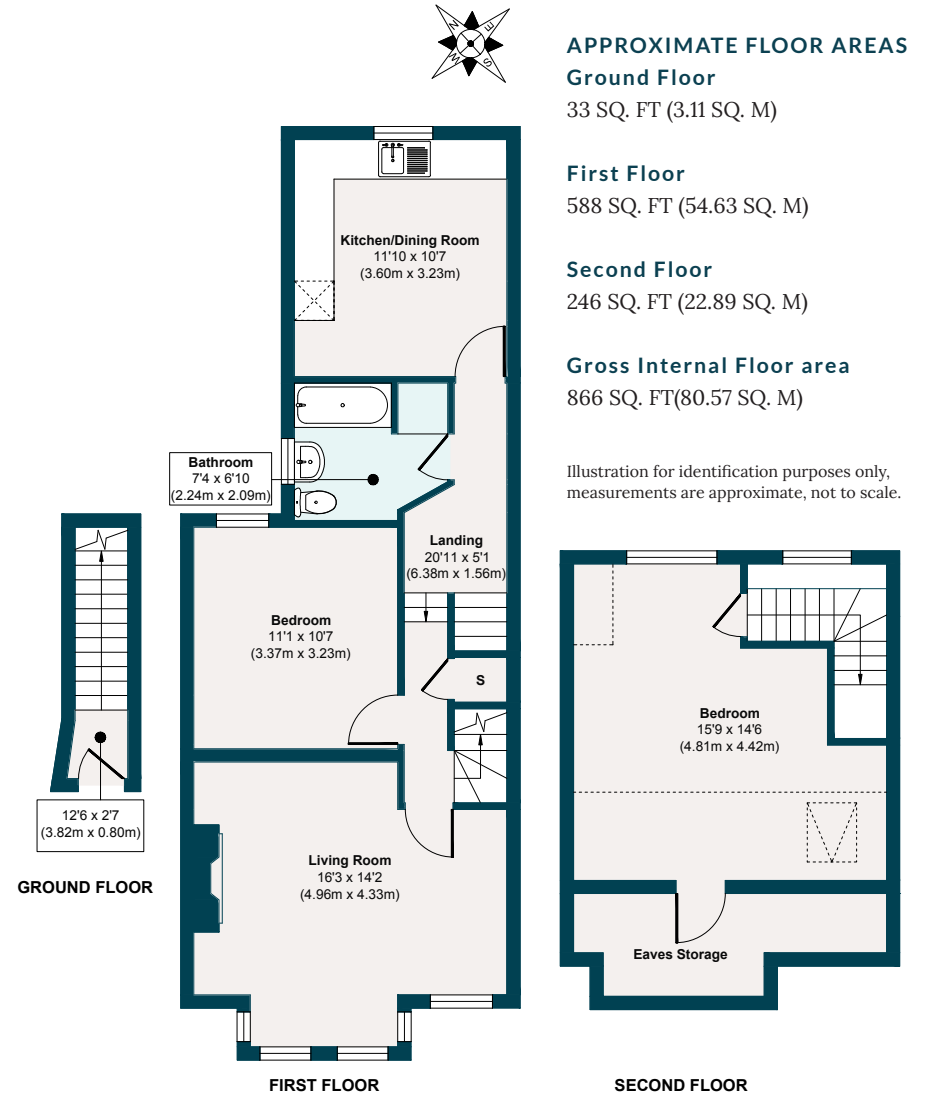


## A NOTE FROM THE OWNERS



*“This has been a special family home for us, filled with memories as we married and had our son while living here. We love the light and bright spaces, which make it a great flat for entertaining. We’ve enjoyed many brunches and sundowners at our sunlit dining table in the living room bay, while the kitchen is the perfect space to cook and eat with friends. The street is quiet, safe and peaceful, and we’ve had great relationships with our friendly and considerate neighbours.”*

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## THE NEIGHBOURHOOD

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Cromer Road occupies a convenient spot in Leyton, about a nine-minute walk from Leyton Midland Road station and 15 minutes' walk from Leytonstone Underground station (Central Line – 24 hours at weekends).

The town centre is also close by, where you'll find local favourites on the high road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum and Yard Sale Pizza.

The current owners also recommend Perky Blenders next to Leyton Midland Road for coffee; Morny Bakehouse on Francis Road for pastries and treats; Gnarly Vines for an unusual bottle or drink in the garden; The Heathcote & Star for a great roast; Gravity Well Taproom for locally brewed beers; and Host for design pop-ups and exhibitions.

A 20-minute stroll north will bring you to Walthamstow Village, where you'll find other top choices such as Eat17, Wildcard Brewery, Pillars Taproom and Parish Wines. You're also just five minutes' walk from Leyton Leisure Centre pool and gym.

Some fantastic open green spaces within walking distance include Hollow Pond and Henry Reynolds Gardens (both reachable within 15-20 minutes), with Wanstead Flats and Park extending beyond. Walthamstow Marshes and Victoria Park are also not far away.

Alternatively, hop onto the A12 and head down to Stratford for shopping or to enjoy sporting events and concerts at the London Stadium; continue to Canary Wharf; or take the A11 into the heart of the City.



Francis Road, Leyton









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