

For memories made
and memories to come.

Coopers Lane, Leyton E10

- ◆ Four-bedroom Victorian house
- ◆ Set over three floors
- ◆ Open-plan double reception
- ◆ Two bathrooms
- ◆ Bright modern kitchen
- ◆ South-facing courtyard garden
- ◆ Nearby Leyton Midland Road station
- ◆ Short walk to parks & Francis Road

This handsome Victorian home is set across three well-proportioned floors in a peaceful residential pocket of Leyton. Just a four-minute stroll from Leyton Midland Road station, moments from popular parks, and a short walk from Francis Road, this characterful property offers a prime blend of period charm, modern comfort, and location.

Inside, a bright and flowing layout features four bedrooms, an open-plan double reception room, a contemporary kitchen, and two bathrooms. The private, south-facing courtyard garden is easy to maintain and makes the most of its sunny position.

The house sits behind a wrought-iron

gate and a low brick wall, with a traditional Victorian brick façade framed by white lintel mouldings, a colonnaded bay window, and a recessed entrance. A panelled front door, complete with fanlight, transom, and golden fittings, sets the tone for the thoughtful detailing throughout.

STEP INSIDE

Enter the hallway and you're greeted by the warm, muted tones of Farrow & Ball's 'Setting Plaster' beneath the dado rail, a soft pink hue that continues up the stairs and across the landing. Stripped floorboards run underfoot, flowing seamlessly through a pair of double doors into the open-plan double reception room to the right – a beautifully balanced space that fuses period character with modern additions.

“The living area is filled with natural light from the bay window, dressed in bespoke wooden shutters by Walthamstow Shutter Blinds.”

“Grey wall-mounted shelves contrast with the room’s beautiful wildflower wallpaper.”

At the front, the living area is filled with natural light from the bay window, dressed in bespoke wooden shutters by Walthamstow Shutter Blinds, with an obscured central panel for privacy. On either side of the chimney breast, shaker-style cupboards with wooden tops and open shelving offer elegant, built-in storage. An original tiled hearth and cast-iron period fireplace form the focal point of the room, which stays wonderfully cool in summer and cosy in winter thanks to the shutters and vertical column radiator. Neutral walls, a high picture rail, and a delicate ceiling rose preserve the Victorian charm, creating a calm, refined space.

This cohesive design continues into the rear dining area, where a tall sash window with folding wooden shutters

overlooks the garden. A bespoke bench with a wooden top, crafted by Minde’s Bespoke Carpentry, offers hidden storage and extra seating, echoing the flooring. Additional touches, such as high-level shelving, a column radiator, and custom-built understairs storage, make this space both practical and stylish, ideal for relaxed family dining or entertaining.

Through a multi-paned door from the dining area, the kitchen combines black floor tiles with a glossy black metro-tiled splashback, contrasted by crisp white grout for a sharp, contemporary finish. White gloss shaker-style cabinets encircle the room, offering generous storage, while black worktops unify the scheme.

The coved walls are painted in a soft green to reflect the green tones visible through the large casement window facing the garden above the stainless-steel sink. The kitchen also features an integrated Bosch oven, a gas hob, and a steel and glass extractor hood above.

There’s space for a washing machine, and a part-glazed door leads directly out to the south-facing garden.

From the hallway, a cream carpet flows up the stairs and across both landings, with recently fitted laminate flooring in three of the four bedrooms. At the front of the house, the primary bedroom is a serene, well-proportioned space finished in beautifully textured BAUWERK limewash paint. Twin front windows dressed with striking red Roman blinds flood the room with natural light, with radiators positioned beneath for year-round comfort. Alcove shelving provides convenient storage, plus there’s ample space for freestanding wardrobes and drawers. A central pendant light completes the room.

Overlooking the garden at the rear, the second bedroom is decorated in warm tones and delightful Quentin Blake ‘Menagerie’ wallpaper, adding personality and charm. A tall window lets in plenty of daylight and is fitted with a cheerful

orange roller blind. Wall-mounted bookshelves offer practical storage, and a central pendant light keeps the room bright and welcoming. Positioned next to the primary bedroom, it’s a lovely space for a child’s bedroom or nursery.

In the family bathroom, blue walls add depth and warmth, complemented by two-tone tiling across the floor and splashback and brightened by an obscured window. A P-shaped bath with a glass-screened shower above brings flexibility to family life, while a heated towel rail keeps things cosy. The blue vanity unit neatly conceals the toilet cistern and provides surface space around the basin, with shelving and an alcove for storing everyday essentials nearby.

“Twin skylights frame views of the starry night sky, and decorative knobs adorn the built-in wardrobes.”



A matching carpeted staircase leads to the top-floor loft conversion. At the rear, ceiling spotlights and a large casement window brighten an inviting bedroom.

A radiator sits neatly beneath the window, while the grey wall-mounted shelves contrast with the room's beautiful wildflower wallpaper. Overlooking the garden below, it's the perfect spot for a home office.

To the front, a spacious, spot-lit double bedroom is finished in soft grey carpet and midnight blue accent walls, which lend a calm, cocooning feel. Twin skylights frame views of the starry night sky, and decorative knobs adorn the built-in wardrobes and functional eaves storage.

The two bedrooms share a stylish spot-lit bathroom, where midnight blue paintwork combines with classic white metro tiles, contrasting grout, and patterned beehive floor tiles. A walk-in rainfall shower is a luxurious addition, while the mounted basin and a close-coupled toilet strike a balance between modern and traditional styles. At the same time, an obscured rear window

and a white heated towel rail bring light and warmth to this sleek, top-floor retreat.

OUTSIDE

The south-facing garden is a sun-filled escape that catches the light from mid-morning right through to the evening. Accessed via a side door from the kitchen, it opens into a charming stone-paved courtyard that's perfect for a morning coffee or evening drink.

Fenced for privacy and softened by climbing plants and mature trees from neighbouring gardens, the garden feels sheltered and secluded. A wooden planter to the right is home to fragrant lavender and a flowering camellia, adding colour and texture to this low-maintenance yet beautifully green outdoor space.

“Softened by climbing plants and mature trees from neighbouring gardens, the garden feels sheltered and secluded.”



Double reception room



Double reception room



Double reception room



Kitchen



Bathroom



Bedroom



First floor landing



Bedroom





Bedroom



Second floor landing



Shower room



Bedroom



Garden



Front of house



Coopers Lane, Leyton E10

APPROXIMATE FLOOR AREAS

Ground Floor

391 SQ. FT (36.35 SQ. M)

First Floor

389 SQ. FT (36.23 SQ. M)

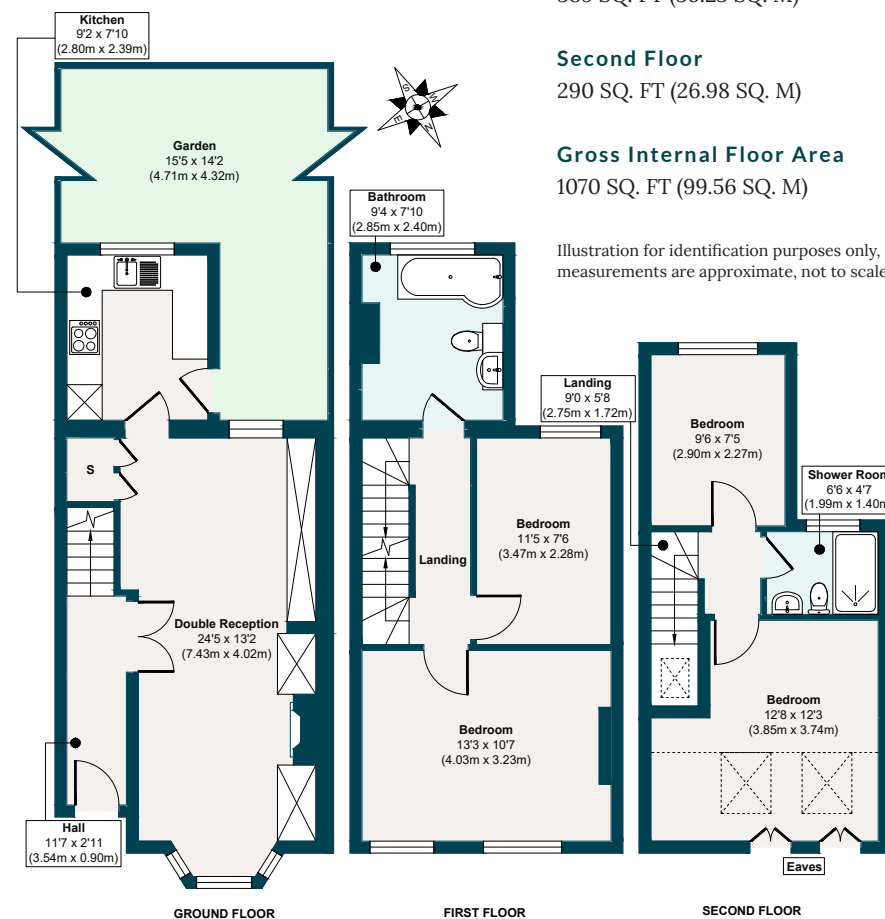
Second Floor

290 SQ. FT (26.98 SQ. M)

Gross Internal Floor Area

1070 SQ. FT (99.56 SQ. M)

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



The neighbourhood



GETTING AROUND

Coopers Lane occupies a fantastically convenient spot in Leyton, just four minutes' walk from Leyton Midland Road station and 24 minutes' walk equidistant from both Leytonstone and Leyton Underground stations (Central line – 24 hours at weekends).

IN THE NEIGHBOURHOOD

Popular Francis Road is a ten-minute stroll away. The town centre is also close by,

where you'll find local favourites such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, Perky Blenders coffee, and plenty more besides.

Our local sellers particularly recommend Burnt Smokehouse and Swirl wine bar under the Leyton Midland arches, alongside Gravity Well Taproom, Chop Shop Tavern, Leyton Calling, Bread & Oregano, Wins Bakery and Unity Café. Others rave about Leyton Engineer for amazing burgers;

nearby Yardarm on Francis Road for coffee and cinnamon buns; and Patchwork or Blondies for pizza. For the health-conscious, nearby options include Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga.

Some beautiful open green spaces within walking distance include Abbotts Park, Jack Cornwell Park, Brewster Road Park, Leyton Cricket Ground, and Jubilee Park, with Hollow Pond and Wanstead Flats and Park extending beyond.

SCHOOLS

Ofsted-rated 'Outstanding', Riverley and Willow Brook Primaries are just a nine and eleven-minute walk, with Cooper Lane within the small catchment for both highly popular schools. George Mitchell Primary and Secondary (rated 'Good') is also just three minutes' on foot. Meanwhile, Excel Kids Day Nursery, Barclay Primary School ('Outstanding') and Leyton Sixth Form ('Good') are all reachable on foot in under 20 minutes.

A note from the owners

*“We love being part of the
Coopers Lane and Farmer
Road community, which is full
of young families and creative
individuals who host street
parties at Christmas and
Halloween, it’s so friendly
and rare for London!”*



Trusted partners

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Email: lee@victoriaparkmortgages.co.uk

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Title: Partner

Company: JE Baring & Co Solicitors

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