

For memories made
and memories to come.

Granleigh Road, Leytonstone E11

- ◆ Four-bedroom Victorian house
- ◆ Character features throughout
- ◆ Two reception rooms
- ◆ Large family bathroom
- ◆ Downstairs WC
- ◆ Separate utility room/conservatory
- ◆ Beautifully decorated throughout
- ◆ 24-foot southeast-facing garden
- ◆ Five-minute walk to Overground

In this beautiful and light-filled, four-bedroom Victorian house, bold paintwork reflecting the organic nature of mid-century modern design is brought to life against a dramatic backdrop of high, coved walls, large windows, original period features, and Arts and Crafts textiles from historical local artist William Morris.

STEP INSIDE

Granleigh Road is a leafy residential street just a short walk from Leytonstone town centre and Francis Road. Set behind a low wall with wrought-iron railings to match the gate, the traditional brick exterior blends in with its period environs.

Ornate cream lintels with a matching arched entrance and beautiful columns to

the bay window contrast with the black frames and a part-glazed dark green panelled front door with gold furnishings and a numbered transom.

Follow the tiled path to the recessed entrance, which opens into a spacious hallway with an original black cast-iron column radiator. The juxtaposition between light and dark continues in the combination of natural walls and a dark blue-painted staircase with storage beneath and treads to echo the exposed floorboards underfoot.

To your left, the living room pairs deep green walls with a high, white ceiling framed by elegant coving for instant drama. It is enhanced by a restored original black cast-iron column radiator with brass fittings to match the broad sash bay window and a Victorian cast-iron fireplace with Victorian tiled inserts and a Welsh slate hearth.

“The living room pairs deep green walls with a high, white ceiling framed by elegant coving for instant drama.”

“A fabulous freestanding roll-top tub with decorative claw feet, Victorian-style taps and a handheld shower attachment offers luxury.”

The restored original floorboards flow through the Victorian double doors into the rear reception, painted in a rich, relaxing blue to reflect the garden, visible through a tall sash window screened by William Morris Roman blinds. Simple coving, a characterful cast-iron fireplace with original Victorian tiles and a Welsh slate hearth, and a restored black cast-iron column radiator work together to bring warmth and softness into the space, making it ideal as a snug or dining area.

French doors open from here into the dining kitchen, decorated with a period-inspired palette of rich blue walls and terracotta floor tiles and brightened by a handsome casement window by the table. There's an impressive Italian range cooker in the chimney breast backed by rustic Spanish tiles, additional storage and open shelving, and an in-built bespoke vintage

1950s cupboard. A Belfast sink is flanked by a beautiful bespoke Welsh slate draining board with stainless steel Indian traditional plate racks.

The adjoining conservatory coordinates with the décor, painted in traditional 1950s colours and tiles, providing nostalgia for this useful utility space and downstairs restored Victorian WC.

The exposed floorboards continue upstairs on the split-level landing. On the lower level, the bathroom combines deep-green panelled walls, shaker-style cupboards, and bold black floor quarry tiles with contrasting grout, complemented by the Spanish rustic white tiles in a dual walk-in rainfall shower with handheld shower. A fabulous freestanding roll-top bath with decorative claw feet, Victorian-style taps and a handheld shower attachment offers luxury, finished with period-inspired sanitaryware and warmed by underfloor heating and a traditional column radiator with a heated towel rail.

On the upper landing, turn right to discover bedroom two, which features a Victorian fireplace, high shelving, built-in wardrobes, and an elm desk created in the alcove by

a tall window with Roman William Morris blinds overlooking the side return. A central pendant, coved white walls, and floorboards give the space a sense of tranquillity and freshness.

Extending across the front of the house, the primary double bedroom is also painted in soft white tones to the coved walls, reflecting the light filtering through two large sash windows facing the leafy street. Twin restored cast-iron column radiators ensure year-round cosiness while echoing the feature period cast-iron fireplace, which creates alcoves for a pair of bespoke built-in matt-white wardrobes and drawers with brass handles.

Back on the landing, a dark blue-painted staircase like the one below rises to the second floor. Light pours down from the large skylight above. Up here, you'll discover two more double bedrooms, both decorated with neutral tones fitted cream carpets, brightened by sash windows to the side and rear and warmed by black restored cast-iron column radiators.

The front-top bedroom is super spacious and filled with light, with a rear sash

window facing the garden running through to two Velux windows at the front. There is substantial storage space within the eaves which runs the width of the house. The final bedroom at the back of the house has two sash windows looking out across the leafy gardens below.

OUTDOORS

Open the part-glazed door in the conservatory to enter the 24-foot southeast-facing garden. With a central lawn flanked by a traditional paved pathway and installed raised railway sleepers, it's a low-maintenance sanctuary enclosed by tall fencing. Around the side, there's a sunny patio area for al fresco drinks or meals, plus a lockable storage and tool shed. This mature garden has a secluded, tranquil feel, with three trees providing privacy, shade, and homes for local birds.

“The primary double is painted in soft white tones to the coved walls, reflecting the light filtering through two large sash windows.”

Front reception



Front reception



Rear reception





Rear reception



Dining kitchen



Dining kitchen



Prep kitchen



WC



Stairs to first floor

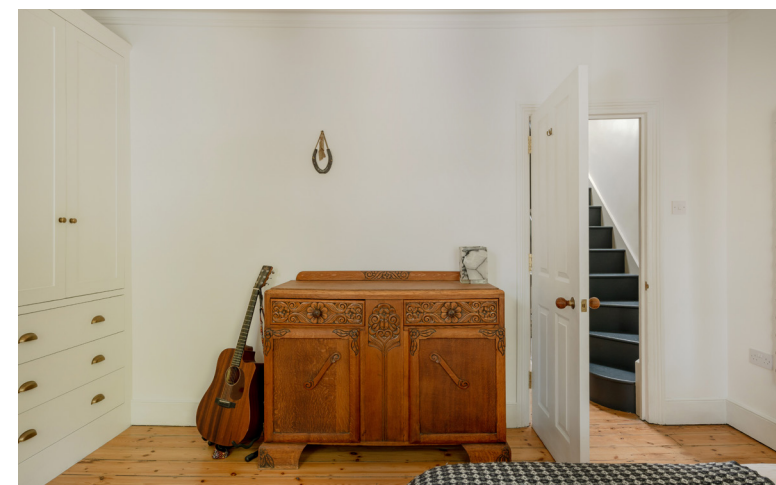




Bathroom



Primary bedroom



Primary bedroom





Second bedroom



Second floor landing



Third bedroom



Fourth bedroom





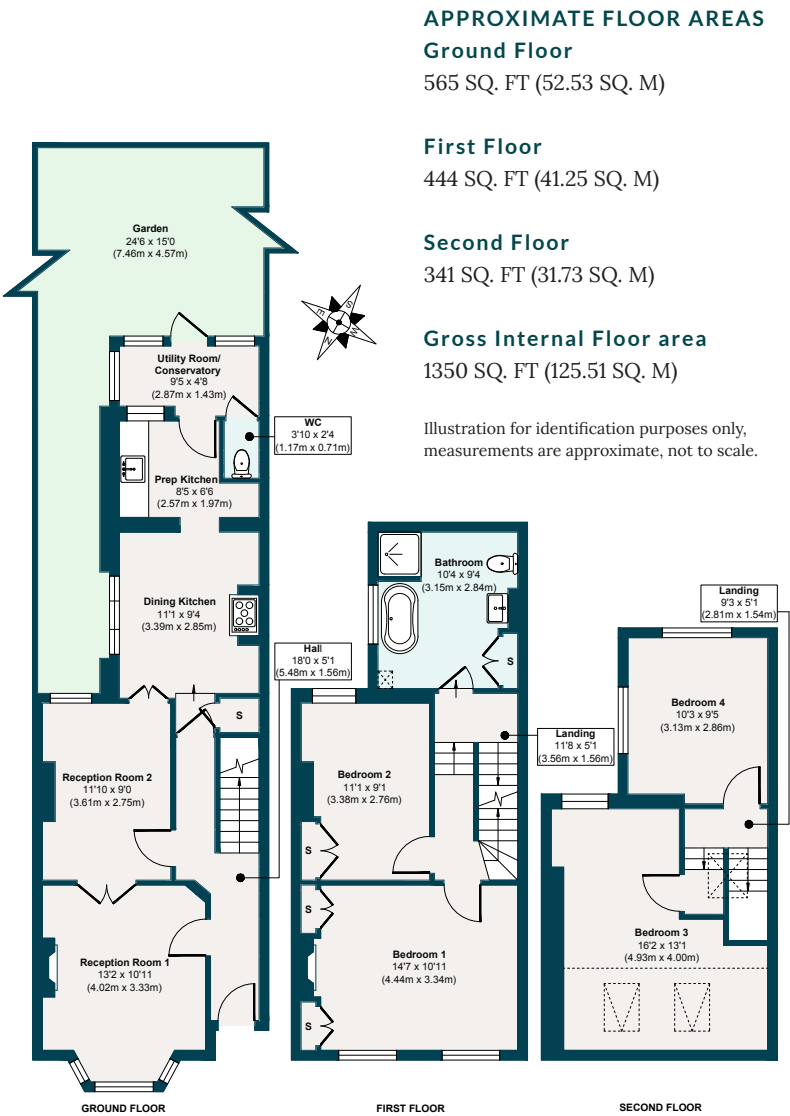
Garden



Front of house



Granleigh Road, Leytonstone E11



The neighbourhood

GETTING AROUND

Leytonstone High Road Overground station is approximately five minutes' walk, while Stratford is 12 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Village. Leytonstone Underground Station is a 13-minute walk away. There's also a major transport interchange for Underground, Overground, DLR, National Rail and HS1 services. In addition, Stratford, Maryland, and Forest Gate stations offer Elizabeth line services.

IN THE NEIGHBOURHOOD

Granleigh Road is a quiet pocket of Leytonstone, about five minutes' walk from the town centre, with popular spots including The Wild Goose Bakery, Homies on Donkeys, Panda Dim Sum, Leytonstone Tavern for burgers and roasts, The North Star for great pizza and Thai, The Holly Tree, and Yard Sale Pizza. Theatre of Wine is a short walk away and serves up exceptional wine from all across the world. It also organises regular wine tastings on Thursday evenings and even Bring Your Own Baby day-time wine tastings for new mums.

Lovely Francis Road is only 10 minutes on foot and has a fantastic collection of

independent shops, relaxed cafés, delis and craft beer shops. Other local favourites include Singburi for amazing Thai food, Bocca Bocca, the local pie and mash shop, San Marino Café, Back to Ours coffee shop, Zaxx for Korean food, and Phlox bookshop.

Finally, the wild and beautiful green spaces of Wanstead Flats and Bushwood are only a few

minutes by foot, while peaceful Langthorne Park is great for kids. Alternatively, Wanstead Park or the Olympic Park are just a short bike ride away.

SCHOOLS

Nearby schools with Good (or Outstanding) Ofsted ratings include Davies Lane Primary, George Tomlinson Primary and Connaught

for Girls. In addition, there are several excellent nurseries on your doorstep, including The Arches Montessori Nursery, the N. Family Club, and the Ofsted 'Outstanding' Acacia Nursery. For younger children who need entertaining, you will also find various activities, from Musical Miniatures to Baby Sensory and the brilliant Baby Ballers.



Wanstead Flats

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