

Elsham Road | Leytonstone E11

*For memories made
and memories to come.*

ELSHAM ROAD, LEYTONSTONE E11

- ◆ Two-bedroom Victorian house
- ◆ Period features
- ◆ Original floorboards and fireplaces
- ◆ Private 23ft garden
- ◆ Spacious modern bathroom
- ◆ Double glazing and central heating
- ◆ Close to Wanstead Flats
- ◆ Walkable to Tube and Overground

Striking just the right balance of original features and contemporary décor, this bright and airy Victorian house is the epitome of how to sensitively update a period property for comfortable and stylish modern living.

Inside, thought has been given to every detail, including beautifully restored original fireplaces, sanded and sealed floorboards, new column-style radiators, brushed steel switches and sockets and COAT paintwork in elegant muted tones.

Set on a quiet, tree-lined street and shielded by a low rendered wall, the pretty house has instant kerb appeal, welcoming

you with a recently restored yellow London stock brick exterior offset by ornate white-painted stone lintels and foliage-topped columns to the bay window.

A terracotta tiled path leads past the blue slate front garden to a traditional four-panelled part-glazed blue front door with overhead transom and chrome furniture, set within a portico-style recessed porch.

Stepping inside, the teal shade on the door behind pops against the fresh white walls rising to a brilliantly decorative coved ceiling. There's a horizontal anthracite grey column-style radiator (one of several seen throughout), while the original sanded floorboards flow into all the rooms on the ground floor.

“The teal shade on the door behind pops against the fresh white walls rising to a brilliantly decorative coved ceiling.”

“The dusky pink paintwork offsets bespoke reclaimed scaffolding-style shelves.”

A stripped timber door with black furniture opens to the dual-aspect living and dining room on your left. Bathed in light from a sunny bay with custom full-height timber plantation shutters and a white column-style radiator beneath, a beautiful cast-iron fireplace with original tiled surround and black stone hearth stands out against soft khaki walls.

In the dining area, with its contemporary boxed fireplace, the dusky pink Persipan COAT paintwork offsets bespoke reclaimed scaffolding-style shelves fitted to three alcoves. The coved ceilings have ornate central roses and pendant fittings, while a second grey column-style radiator lies beside a glazed dining room door opening to the side return courtyard.

Walk past a useful understairs storage cupboard to the kitchen, where your eye is drawn to the wide French doors opening to the leafy garden. Here, off-white modern shaker-style cabinetry with black cup handles

pair with a deep-toned solid timber worktop and open shelving, charcoal grey walls and a matte white square-tiled splashback. Geometric-patterned grey floor tiles provide interest underfoot.

There is a large butler sink with a chrome mixer tap beneath a side-facing casement window, a modern pendant hanging over the breakfast bar (which seats two), and a tall white column-style radiator to keep things toasty.

Integrated appliances include a Smeg fridge and freezer, a NEFF oven, and a Baumatic five-ring gas hob with a stainless-steel overhead extractor. The Vaillant combi boiler and the bins are also housed, plus there's space for a washing machine.

Returning to the hallway, take the grey-carpeted staircase to the first floor, where the original floorboards continue into both bedrooms. An overhead loft hatch opens here to a pull-down ladder and a boarded loft, providing plenty of easy storage. The current owners suggest it could be converted to provide two additional bedrooms and a second bathroom (subject to the necessary consents).

Spanning the front of the house, the airy primary bedroom is lit by a central pendant and a pair of windows fitted with plantation shutters, with three-column white radiators beneath. Calming pale blue 'Lie In' by COAT painted walls tone nicely with the bespoke full-height double wardrobes picked out in a striking sapphire shade, which frame an impressive original black cast-iron fireplace with a tiled hearth.

There's another showstopping fireplace in the adjacent second bedroom, with views out to the side return courtyard through a tall casement window fitted with a bespoke roller blind. With fresh white walls, this double also features a central pendant fitting and a three-column radiator.

On the landing, step down to find a handy bespoke storage cupboard and a recessed area lit by an overhead Velux, ready to be transformed into a reading nook or even a home office area.

The fantastic family bathroom lies at the rear, where a vaulted ceiling gives a feeling of light and space. White metro wall tiles in a herringbone pattern with

grey grout stylishly contrast against the blue-green walls and slate-grey floor tiles.

Every comfort has been considered – as well as a wide double vanity with inset basins and chrome mixer taps, there's a double-ended bath with chrome tapware, and a separate walk-in shower with frameless glass screen, chrome rainfall showerhead and separate handheld attachment. A close-coupled Burlington loo completes the suite, there's also a chrome heated towel rail and a shaver point.

Outside, the sun hits the garden from morning until early evening. Enclosed by timber fencing, it feels wonderfully private, with a sandstone patio – perfect for entertaining – leading to a low-maintenance artificial lawn and a second paved area at the rear for enjoying the last of the day's rays. Sleeper-edged beds contain a variety of plants and flowers, including lavender, geraniums, nasturtiums, grasses, sedum, a climbing rose, ivy and a fabulous mature fig tree.

“Calming pale blue walls tone nicely with the bespoke full-height double wardrobes.”



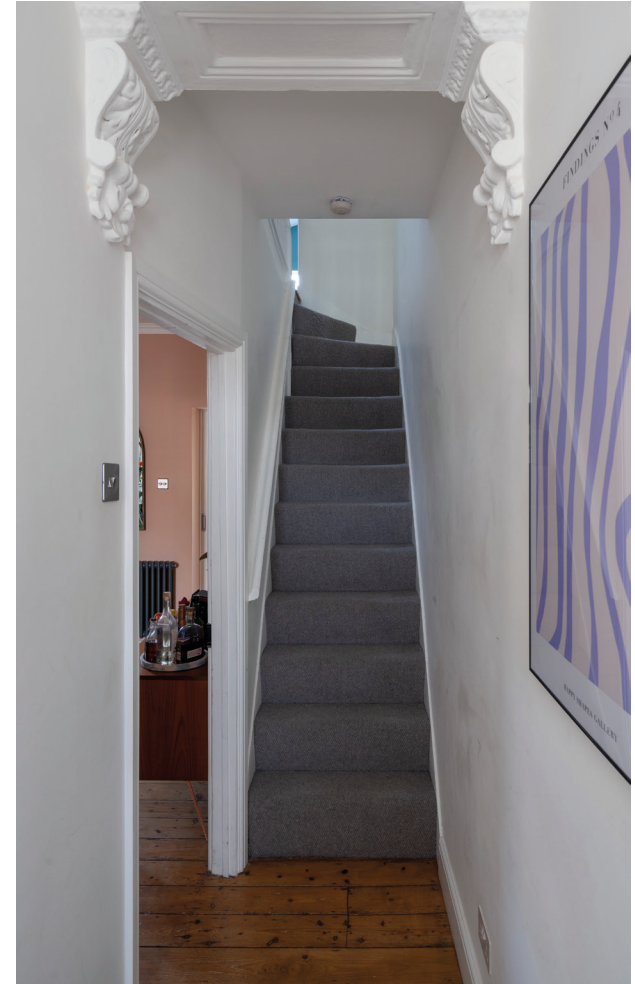
DOUBLE RECEPTION - LIVING AREA



DOUBLE RECEPTION - DINING AREA



BREAKFAST KITCHEN



ENTRANCE HALL & STAIRS



PRIMARY BEDROOM



SECOND BEDROOM



LANDING



BATHROOM



GARDEN

FRONT OF HOUSE



ELSHAM ROAD, LEYTONSTONE E11

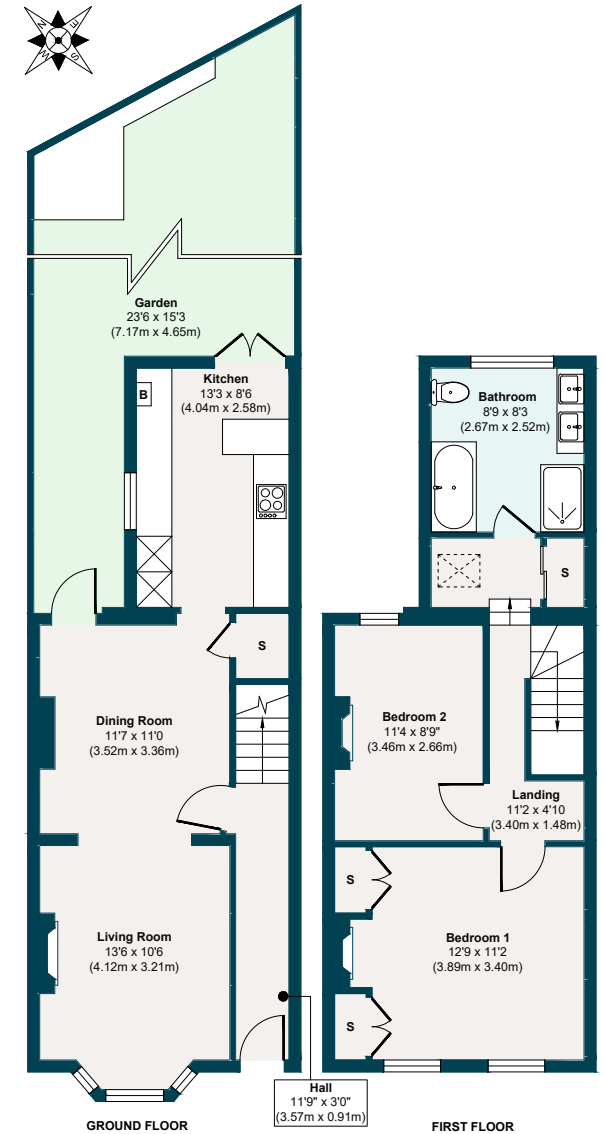
APPROXIMATE FLOOR AREAS

Ground Floor
461 SQ. FT
(42.87 SQ. M)

First Floor
453 SQ. FT
(42.09 SQ. M)

Gross Internal Floor area
914 SQ. FT
(84.96 SQ. M)

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



THE NEIGHBOURHOOD



Elsham Road is part of a quiet pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Langthorne Park is also nearby, with pools and wildlife to explore, as well as basketball courts, a play park and an outdoor gym.

Within a 5-12-minute walk is the Leytonstone Tavern (the burgers are legendary), as well as El Cafecito (serving Aussie breakfasts and coffee) and The Rookwood Village pub with its stylish interior, deck, and electronic darts. The current owners also recommend Dina Wines and Mora restaurant, both nearby.

Stroll for around 15 minutes to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Arch Rivals, Joyau Wine, and Wild Goose Bakery for custard tarts.

The High Road is only five minutes' walk away and has many cafés and convenience stores at its southern end, along with Leytonstone High Road Overground station. If you like traditional Neapolitan pizza, check out Bocca Bocca.

Other local favourites include Sunday roasts at the Holly Tree pub, Singburi for famously good Thai food, after-work drinks at Mammoth taproom, the Leytonstone arts'

trail and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and recently built skate park. The current owners are fans of Reformer Pilates and recommend two studios – The Reformatory in Forest Gate and Pause on Francis Road – both within walking distance.

Reach Leyton Underground in under 20 minutes, with the Elizabeth line available at Maryland rail station (just over 20 minutes' walk). From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee Lines, along with shopping, cinema and food at Westfield and world-class swimming facilities at the

Olympic Aquatic Centre (it's equally easy to cycle). Various local bus stops run regular services to Stratford, too.

Leytonstone High Road (Overground) is also just 13 minutes by foot – ideal for getting to the Walthamstow beer mile or Gospel Oak for a stroll to leafy Hampstead Heath.

The popular Jenny Hammond Primary School is on the same street and is rated Good by Ofsted. Maryland Primary School (rated Good) is 16 minutes' walk away, and the Outstanding Davies Lane Primary School is just under 20 minutes on foot. You'll also find a couple of nurseries nearby.

A NOTE FROM THE OWNERS

“This was our first family home – the perfect space to grow – so it’s always been special and filled with happy memories.”

“Our kitchen, living, and dining rooms have been the scene of many happy family times; birthday parties, family meals and kitchen discos, as well as somewhere for us all to wind down together at the end of the day.”

“It’s hard to pick a favourite room in our house as we love it all, but we particularly love spending time in the garden, which has been a safe, secluded spot for our toddler to play.”



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