



*For memories made  
and memories to come.*

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## GROVE GREEN ROAD, LEYTONSTONE E11

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- ◆ Three-bedroom Victorian house
- ◆ Chain free
- ◆ Family bathroom & ground-floor WC
- ◆ Dining kitchen
- ◆ Farrow & Ball and Little Greene décor
- ◆ Parquet wood flooring
- ◆ Original features
- ◆ 26-foot garden
- ◆ Walkable to Tube and Overground
- ◆ Close to Francis Road

Close to excellent transport links and green spaces, and just minutes from the ever-popular Francis Road, this charming Victorian house successfully blends period features – such as high coved ceilings and cast iron fireplaces – with beautiful modern details to create an elegant, characterful home.

Decorated in a natural palette of sympathetically chosen Farrow & Ball and Little Greene colours, it has double-glazed UPVC sash windows, a fabulous (and recently fitted) bathroom and a dining kitchen that opens onto the leafy garden.

The house greets you with a striking blue-rendered frontage – painted in Tempest by Fired Earth – and bay windows with handsome stone columns that are painted in Ammonite by Farrow & Ball. Shielded from the street by a black-painted wall and cast-iron gate, the grey herringbone brick-paved front garden includes a pair of sculptural phormium plants, a slatted bin store, space for flower planters, and a lovely wisteria. Farrow & Ball's Railings has been used on the smart, part-glazed timber door, which features a numbered transom and brass furniture, including a doctor's knocker.

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#### STEP INSIDE

An internal porch with pretty, patterned glazing leads to a second, solid timber door that opens to a wide, airy hallway laid with stylish monochrome geometric tiles. There is plenty of space for coats and shoes here. There's also a door to the cellar and a cloakroom with white metro tiles to the walls that houses a toilet with a combined cistern basin. Lit by two industrial spherical pendants, the walls have been painted in Portland Stone by Little Greene. Sage wallpaper by William Morris features on the left-hand wall, leading the eye upstairs.

For now, take the panelled door to your right, into the dual aspect living room, which is brightened by a wide bay window with bespoke venetian blinds, and a rear window with garden views. The walls are painted a calming Slaked Lime Mid by Little Greene, with Farrow & Ball's Hague Blue to the chimney breasts. Restored period features are evident at every turn, including oak mill-run aged parquet wood flooring, detailed ceiling coving, and a showstopping pair of cast iron Victorian fireplaces with black marble hearths. Modern touches include two anthracite column-style radiators, a pendant light to the front, and an agate chandelier to the rear.

In the hallway, the geometric floor tiles continue through a sliding barn-style door to the kitchen. Painted in Farrow & Ball's Ammonite, this serene, sophisticated space was renovated in 2019 and is filled with light from a side-facing window and

wide UPVC sliding doors to the garden. The glossy white cabinetry – with a smart, white quartz worktop – has been given a playful update with Higher Ground brass hare knobs by Anthropologie. The gold-toned, textured brick tiles of the splashback add visual warmth.

Integrated appliances include a five-ring Bosch gas hob with Klarstein overhead extractor, a Bosch oven, microwave, Whirlpool dishwasher and Indesit washing machine. There is also a Samsung American-style fridge-freezer and the Baxi boiler – installed in 2019 and controlled by a Wiser smart thermostat – is also housed here.

Thoughtful little details are evident throughout. As you head to the first floor, you'll notice the staircase has an attractive, green-trimmed, monochrome striped stair runner and brass stair rods. The runner

segues into carpet on the landing, where you'll find two more spherical pendant to match those downstairs.

Running the full width of the house, the front-facing, primary, double bedroom is flooded with light from both the large bay and a single sash window. These are fitted with bespoke Venetian blinds. Original floorboards underfoot have been painted in Portland Stone by Little Greene, while the walls are Green Smoke by Farrow & Ball.

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You'll also find two white, column-style radiators, and a pair of opal pendant lights.

The painted floorboards continue in the adjacent second double bedroom – which has a wonderfully calm feel, as you look out to the side return courtyard through a sash upvc window with Venetian blinds. The paintwork here is Green Smoke and Slaked Lime by Little Greene. Inbuilt double wardrobes in the alcoves provide ample storage. There's also a radiator and a pendant light fitting.

The family bathroom was recently fitted and is lit by a wide side-facing window. Glossy bevelled-edge bottle green metro tiles to the walls and stunning, white and gold, marble-look floor tiles form the perfect backdrop for a classic claw-footed bath. It has a glass screen, telephone-style taps, and a rainfall shower in aged brass (by House of Enki). There's also a traditional-style, close-coupled loo and pedestal washbasin with bronze stand.

Sitting to the rear, the third double

bedroom enjoys garden views through a tall sash window (fitted with Venetian blinds to match those elsewhere). The same natural paint tones have been used on the walls here. There's a large wardrobe with sliding doors, a radiator and a pendant light fitting.

## OUTDOORS

Stepping out from the kitchen, the well-tended, leafy garden enjoys the sun in the early morning and then from noon right through to sunset. Enclosed by black-painted timber fencing, a central concrete patio is framed by an artificial grass lawn and raised beds filled with mature plants, including wisteria, lavender, jasmine, bamboo and a magnolia tree.

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DOUBLE RECEPTION





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ENTRANCE HALL



DINING KITCHEN





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DINING KITCHEN



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WC



PRIMARY BEDROOM





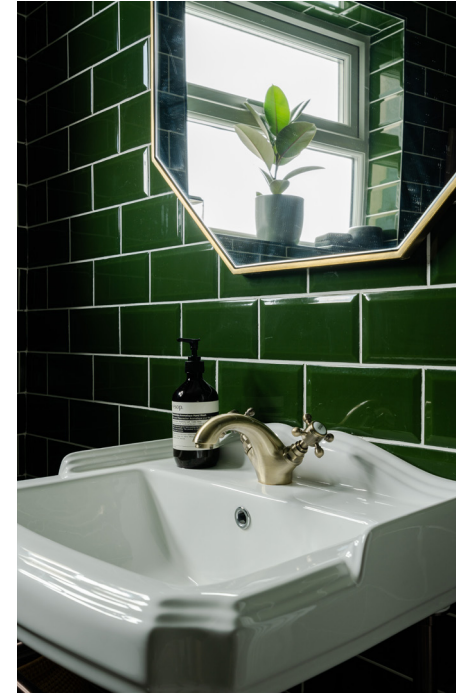
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LANDING



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BEDROOM



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## BATHROOM





BEDROOM





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GARDEN



FRONT OF HOUSE



GROVE GREEN ROAD, LEYTONSTONE E11W

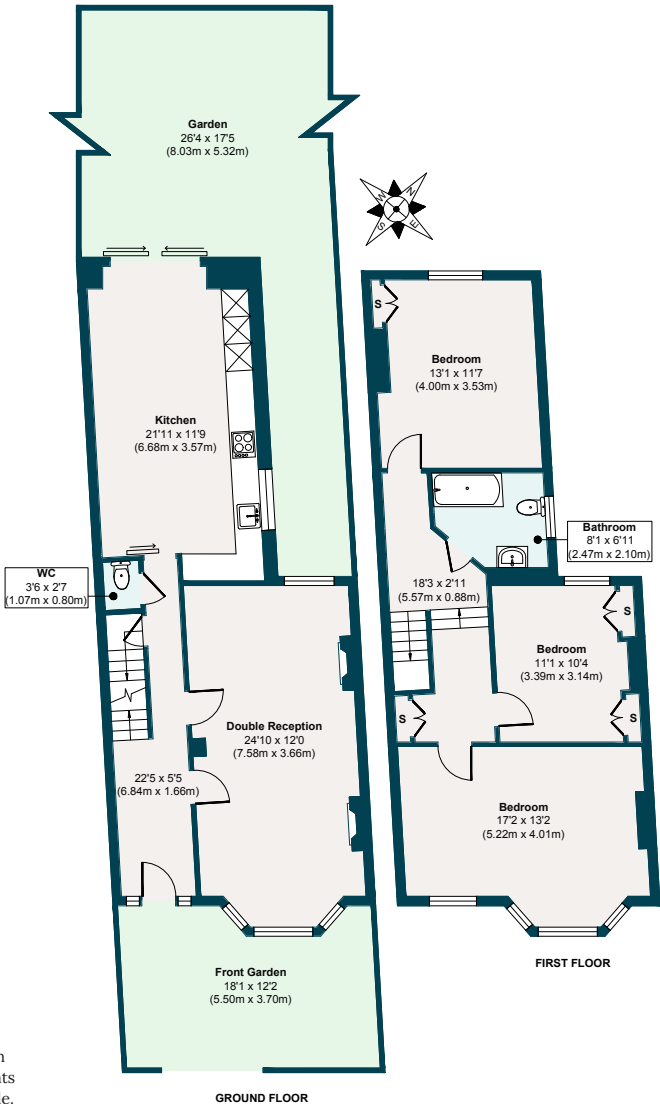
APPROXIMATE FLOOR AREAS

**Ground Floor**  
690 SQ. FT  
(64.16 SQ. M)

**First Floor**  
679 SQ. FT  
(63.09 SQ. M)

**Gross Internal Floor Area**  
1369 SQ. FT  
(127.25 SQ. M)

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





## THE NEIGHBOURHOOD



Francis Road, E10

### GETTING AROUND

With so much local transport, including plenty of bus routes stopping on the road, the house is extremely well connected. Leytonstone Tube and High Road Leytonstone Overground stations are a 16- and 12-minute walk away, respectively, making it easy to get to Central London and Canary Wharf, and convenient for trips to

Camden, Hackney and Hampstead – and to Stratford for retail therapy at Westfield and the wide-open spaces of Queen Elizabeth Park.

### 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), Mum Likes Thai and The Birds. Other local favourites recommended by the current owners 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 (eight minutes' walk away and perfect for younger children) and Abbots 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 eight minutes' walk away), Norlington School and Sixth Form, and Connaught School for Girls. There are also numerous nurseries.

A NOTE FROM THE OWNERS

NOTES



*“We’ve loved renovating our home and  
have had so many great years welcoming  
family and friends here.”*

Lined area for notes.



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2016

Design-conscious estate agency.

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