



For memories made  
and memories to come.

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## Melford Road, Leytonstone E11

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- ◆ One-bedroom ground-floor flat
- ◆ Set in a Victorian end-of-terrace
- ◆ Large living room with bay window
- ◆ Modern kitchen with French doors
- ◆ New boiler & radiators
- ◆ Very private, southeast-facing garden
- ◆ 153 years remaining on the lease
- ◆ Nearby Leytonstone Overground

Situated just minutes from Leytonstone High Road, with its popular eateries and Overground services, this beautifully updated one-bedroom flat offers the perfect blend of modern convenience and period charm. Wanstead Flats and Leytonstone Tube Station are within a 10-minute walk, providing easy access to green spaces and excellent transport links.

The current owners have thoughtfully upgraded the property, including new kitchen, bathroom, and bedroom windows, and double doors to the garden. Additional enhancements include a new boiler (2023), new radiators throughout, and stylish

chrome and brushed chrome sockets.

Designed with a neutral, minimalist aesthetic, the interior has been finished in Farrow & Ball and pared-back COAT paint colours, complementing the original or reclaimed floorboards and tiled floors seen throughout.

### STEP INSIDE

Arriving on tree-lined Melford Road, you'll discover the flat on the end of a Victorian terrace. The white rendered exterior blends seamlessly with the bay window overlooking a front patio screened by a low brick wall and plant border, while a part-glazed recessed door leads into the shared access hallway.

*“Your private front door opens into the living room, flooded in light by a bay window with Venetian blinds to filter the westerly evening sunshine.”*

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*“The walls are painted in ‘Slipper Satin’, a chalky off-white that pairs beautifully with the exposed floorboards.”*

Here, your private front door opens into the living room, flooded in light by a bay window with Venetian blinds to filter the westerly evening sunshine. Warmed by a designer flat-panelled radiator (seen throughout), the room focuses on an elegant white mantelpiece and neutral tiled hearth framing an exposed brick fireplace flanked by alcove shelving and fitted cupboards.

Meanwhile, the walls are painted in ‘Slipper Satin’, a chalky off-white that pairs beautifully with the exposed floorboards flowing into the hallway and bedroom beyond. Continue into the hallway to find a useful integrated cupboard for coats and shoes.

A stripped panelled door leads to the bedroom, where a bespoke wardrobe, alcove cabinet, and shelves fitted in 2024 are painted in soft ‘Setting Plaster’ to match the walls, brightened by a pendant fitting and a tall sash window soaking in morning light from the garden.

Head down the hallway to the bathroom, which was refitted in 2023, along with a large sash window with privacy glass. Heated by an electric radiator, it features vertical, high-gloss grey metro tiles with white grout that form a stylish splashback to the rainfall shower enclosure, a wall-mounted basin (with mirrored cabinet above), and a close-coupled toilet.

Neutral COAT paintwork and light-grey floor tiles freshen the fabulous dining kitchen filling the back of the flat. Draped pendant lamps with black shades and a huge bay window drench the dining area in light, while a side sash above the sink, accent track

lighting, and anthracite-grey glazed doors to the garden brighten the rest of the space.

The kitchen, fitted with neutral cabinetry (finished with matte-black handles, wooden tops, and coordinating metro-tiled splashbacks) by Howdens in 2023, further enhances the cheerful, pared-back aesthetic, ensuring a sociable hub for relaxing and entertaining.

Integrated appliances include a Hisense oven (with a gas hob and Cookology extractor hood) and a concealed dishwasher and fridge-freezer. Just by the double doors, you’ll discover extra storage space and chunky wooden shelving – a great tea or drinks station or laundry area with a concealed washing machine in the cupboards opposite.

## OUTDOORS

Enclosed by tall painted fence panels and trellising, the southeast-facing garden has

been beautifully landscaped, with bespoke Victorian sleepers and brick planters creating separate spaces and secluded areas. Beyond the gravelled patio with its lovely central planter, the raised terrace is home to a bespoke garden sofa that soaks up the sun throughout the afternoon.

Meanwhile, the well-established garden planting scheme, including bamboo, Eucalyptus, and yew trees, balances light and shade and guarantees a private, tranquil atmosphere for al fresco dining, entertaining, and barbecues.

*“The southeast-facing garden has been beautifully landscaped, with bespoke Victorian sleepers and brick planters creating separate spaces and secluded areas.”*

Living room







Living room





## Bedroom







Bedroom





Hallway



Shower room





Shower room







Dining kitchen







Dining kitchen







Dining kitchen







Dining kitchen





## Garden

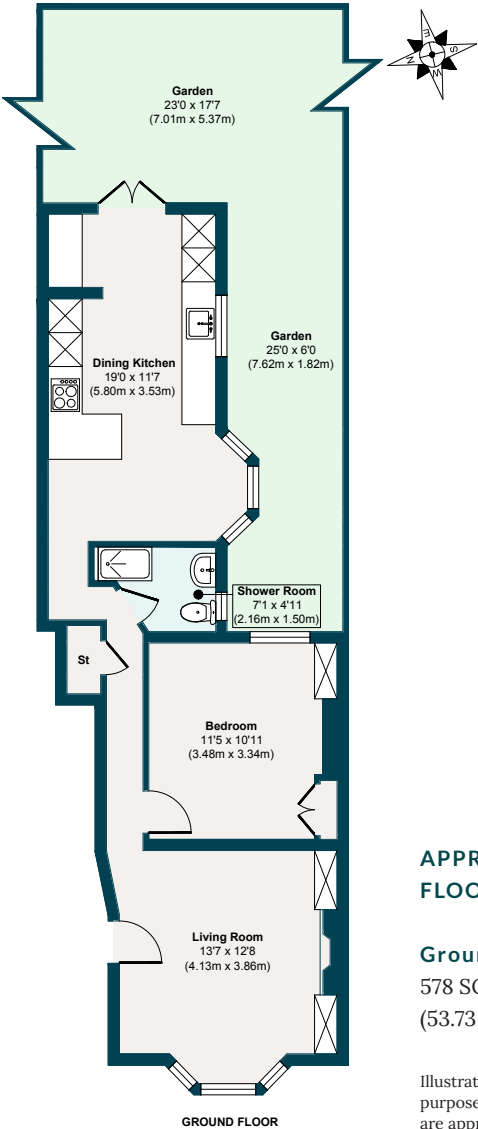




Front of house



Melford Road, Leytonstone E11



APPROXIMATE  
FLOOR AREA

**Ground Floor**  
578 SQ. FT  
(53.73 SQ. M)

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



## The neighbourhood



### GETTING AROUND

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

Forest Gate stations offer Elizabeth line services.

### IN THE NEIGHBOURHOOD

Melford Road is a quiet pocket of Leytonstone, about 12 minutes' walk from the town centre, with popular spots including The Wild Goose Bakery, Homies on Donkeys, Panda Dim Sum, Leytonstone Tavern, The Holly Tree, Yard Sale Pizza and Theatre of Wine.

Lovely Francis Road is only 10 minutes on foot and has a fantastic collection of independent shops, relaxed cafés, delis and craft beer shops. Our local sellers' favourites include 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 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.



## A note from the owners

*“We’ve loved having space to host friends and cook together – the kitchen is our favourite room in the flat and is perfect for dinner parties. Throughout the summer, we love having barbecues in the garden with the French doors wide open to make the space feel even more open. We spend so much time outside during summer, and even work from home from the garden table thanks to a plug socket outside.”*



## Notes

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