

*For memories made
and memories to come.*

JERSEY ROAD, LEYTONSTONE E11

- ◆ Three-bedroom ground-floor flat
- ◆ Set in a Victorian house
- ◆ 120-lease remaining
- ◆ Private rear garden
- ◆ Refurbished kitchen & bathroom
- ◆ Living room with bay window
- ◆ Minutes from Francis Road
- ◆ Quiet residential street

High ceilings, period details, and bright and airy rooms characterise this cosy yet spacious ground-floor Victorian flat, which is only a five-minute stroll from the village scene on Francis Road and an easy walk or cycle to good schools, comprehensive rail services, and green spaces.

The flat has been decorated in modern shades that highlight the property's charm and history. Beyond this, the current owners have undertaken sensitive upgrades, including fitting a new bespoke kitchen and bathroom in 2019, replacing the glass inserts in the rear bedroom doors and the door handles throughout, installing a new garden door and a window

to the final bedroom/office, and fully damp-proofing the master bedroom in 2022.

STEP INSIDE

Arriving, a tall hedge screens the front patio, which meets a traditional Victorian brick exterior, where white lintels and mouldings to the colonnaded bay window and recessed entrance offset a green, part-glazed front door with a transom window above.

Facing south, the entranceway allows light to stream into a hallway with a fabulous high ceiling before reflecting off Edward Bulmer natural white walls trimmed with dado rails. The exposed floorboards underfoot flow throughout, except in the bathroom and third bedroom, to bring character and cohesion to the separate spaces.

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and welcoming.”*

“Locally crafted, hand-painted, fired, and glazed tiles above the integrated Smeg oven add warmth to the soft, neutral walls.”

Begin in the living room on your right, where the fresh white paintwork continues, broken up by dado rails and elegant coving to the ceiling. We're told that this is the place to sit as long shadows cut through the dramatic canted bay window, while block tiling to the hearth complements a period feature fireplace and mantel with alcove shelving to one side.

Back in the hallway, steps lead down to two large in-built storage cupboards and the primary bedroom – a spacious double overlooking the side return through a

tall window with a radiator beneath. Meanwhile, the statement orange chimney breast features a useful storage nook with a built-in wardrobe to one side.

Just behind, you'll find the bathroom. Painted in Farrow & Ball 'Stiffkey Blue' to contrast against the white tiled splashback and coordinate with the slate tiled floor, it is warmed by a heated towel rail and contains a rainfall shower over the bath, a square basin with a mirrored cabinet above, and a close-coupled toilet.

Nestled at the heart, the bespoke kitchen feels bright and welcoming, with its southeast-facing window and garden door by a dining area with a built-in bench. Finished with Iroko wood worktops and arty handles, the cream shaker-style cabinets fill one side of the kitchen.

Bespoke shelving, grey kickstands, and locally crafted, hand-painted, fired and glazed tiles above the integrated Smeg oven add warmth to the soft, neutral walls. You'll also find a deep Belfast sink with traditional taps, space for an under-counter fridge-freezer, and a boiler above a newly fitted white column radiator.

The final two bedrooms fill the rear of the property. The one to the left is a single with shelving and a large awning window that captures the morning light, and has neutral white walls and exposed floorboards to match the overall design of the flat. It has also been fitted with a new column radiator.

To the right, warm Farrow & Ball 'Red Earth' paintwork creates a cosy ambience, while big windows to two sides draw in natural light. Featuring high shelving and a pulley clothes airer, it is currently used as a space for home working.

OUTSIDE

Open the kitchen door onto the side return, where double-height fencing with climbing plants completely screens the garden from its neighbour to one side. Facing east, the courtyard area at the back is particularly bright in the morning, but we're told it receives sunlight for much of the day. Bespoke, well-stocked planters made from railway sleepers border the terrace, with elegant star jasmine filling much of the garden.

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LIVING ROOM



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



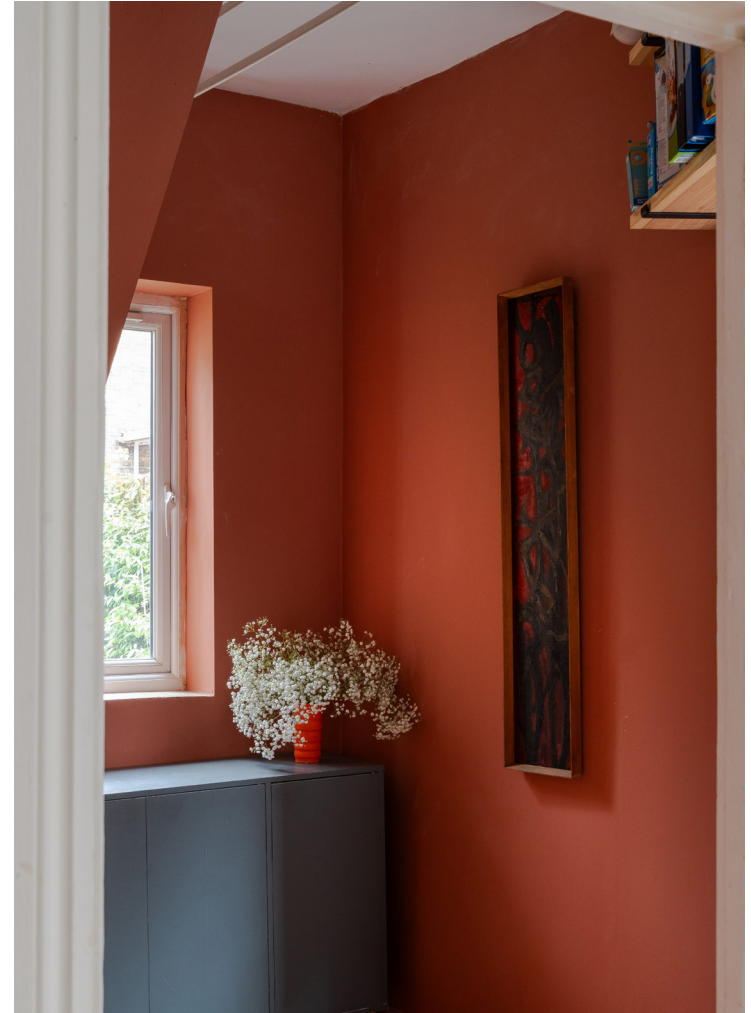
PRIMARY BEDROOM



BATHROOM



SECOND BEDROOM



THIRD BEDROOM

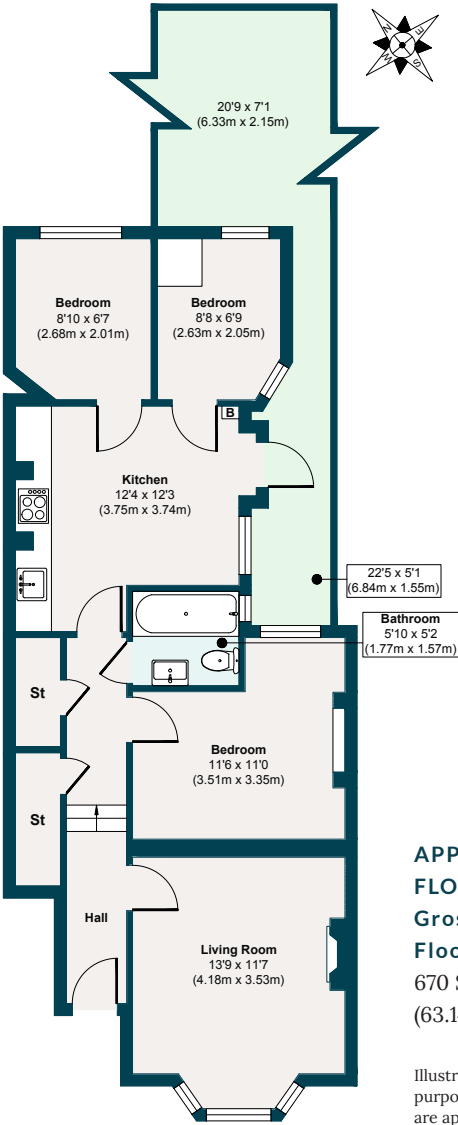


GARDEN

FRONT OF HOUSE



JERSEY ROAD, LEYTONSTONE E11



APPROXIMATE
FLOOR AREA
Gross Internal
Floor Area
670 SQ. FT
(63.14 SQ. M)

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

THE NEIGHBOURHOOD



Francis Road, Leyton

GETTING AROUND

The property is exceptionally well-connected with so much local transport, including plenty of bus routes stopping in nearby Grove Green Road. Equidistant between Leyton (18 mins) and Leytonstone Tube (14 mins) and close to Leytonstone High Road Overground (15 mins), the home is an easy walk to all stations – making short work of getting into Central London or Canary Wharf. It's also convenient for trips to Camden, Hackney, Hampstead, and Stratford – where you'll find retail therapy at

Westfield and the wide-open spaces of Queen Elizabeth Park.

IN THE NEIGHBOURHOOD

Jersey Road – a friendly, community-minded street – is just a five-minute walk from the wonderful village scene on Francis Road, 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.

A range of events are regularly hosted

on the road, from the recent 'Francis Road Lates', with food trucks, cocktails, and discos for the kids, to Halloween parties and Christmas carols.

Several great pubs and bars – the Red Lion, The Northcote, Heathcote and Star, The Filly Brook and the freshly renovated Leyton Engineer – as well as High Road Leytonstone's restaurants and cafés, are all within a short wander. Our local sellers also particularly recommend Perky Blenders (for coffee), Unity Café, Arch Deli, and the delicious fare at Mum Likes Thai Food.

At nearby Stratford, the new East Bank cultural hub will soon include world-class experiences, including Sadler's Wells East Theatre, UAL's London College of Fashion, and the V&A East Museum.

There are several parks in the area and good running routes through to Hackney Marshes, Wanstead Flats (drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands. Also worth visiting are Brewster Road Park (adjacent to a community garden), Victoria Park, Hackney Bumps Skate Park, Wanstead Park and Sidmouth Park.

SCHOOLS

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (two minutes' walk, Ofsted-rated 'Outstanding'). The area is particularly well-located for sought-after activities and groups for babies, children, and parents. Norlington School and 6th Form and Connaught School for Girls (both Ofsted 'Good') are also a four- and eight-minute walk away, respectively.

A NOTE FROM THE OWNERS

NOTES



“We have put a lot of love and thought into our home, slowly designing the interior spaces to suit our changing needs and growing family.

We have raised our children here and have many cherished memories; it is a place we will always love. We will miss dinners in the open plan kitchen diner, coffee in the garden as the sun rises, our quiet neighbourly street, and the proximity to Francis Road.”

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