

For memories made
and memories to come.

Malvern Road, Leytonstone E11

- ◆ Extended Victorian house
- ◆ Three double bedrooms
- ◆ Double reception room
- ◆ Large dining kitchen
- ◆ Stylish modern bathroom
- ◆ South-facing garden with pergola
- ◆ Nearby Overground/Tube/Crossrail
- ◆ Moments from Wanstead Flats

Nestled between the greenery of Wanstead Flats and the vibrant social hubs of Leytonstone town centre and Forest Gate, this charming three-bedroom Victorian home offers the perfect blend of period elegance and modern living.

Beautifully decorated in soothing Farrow & Ball and Little Greene tones, the interior showcases high-coved ceilings and a stunning contemporary bathroom. The bright, spacious dining kitchen is ideal for entertaining, while the living areas provide a sophisticated yet cosy retreat. To add the finishing touches, the current owners have landscaped the garden and installed new double-glazed wooden rear sash windows and panelled wood internal doors.

STEP INSIDE

Malvern Road is a quiet residential street just a stone's throw from Wanstead Flats. Arriving at the house, you're met by a restored brick exterior and new front door, which offset the pristine white mouldings and foliage details to the colonnaded bay window and recessed entrance porch.

A low brick wall screens a useful front patio, while the numbered transom and reeded glazed door panels draw light into the hallway, further brightened by white walls and a pendant light. The shelf above the radiator coordinates with the oak flooring and panelled internal doors, which lead you into the double living room on your left.

“Framed by an elegant white mantelpiece and patterned tiled hearth, the reinstated decorative cast-iron fireplace is flanked by substantial alcove bookshelves, adding character and functionality.”

“By the huge side window, you’ll find a luxurious freestanding tub with chrome Crosswater taps and shower attachment.”

The front living area features neutral coved walls, a charming canted bay window, and an antique brass curtain pole. Framed by an elegant white mantelpiece and patterned tiled hearth, the reinstated decorative cast-iron fireplace is flanked by substantial alcove bookshelves, adding character and functionality.

The rear living area, warmed by a black column radiator, is distinguished by bold paintwork and a large south-facing window that frames lovely views of the sunny garden. Wooden flooring and ceiling roses with hanging pendant lights tie the spaces together, offering separate areas for adults and children.

At the end of the hallway, you’ll discover a welcoming dining kitchen at the heart of

the house. Spotlights illuminate the two-tone paintwork, while wooden flooring complements the countertops, windowsills, and rustic shelving, creating a warm and cohesive feel. Natural light floods through side windows and a glazed garden door, enhancing the bright and airy ambience. The dining area is adorned with a pendant light, a sleek column radiator, and a playful chalkboard.

Neutral cabinetry and tiled splashbacks house an integrated Hisense induction hob with an extractor hood, a Neff double oven, and space for two laundry appliances. Beyond there is a conservatory/utility area with space for a fridge-freezer and other essentials. Additional storage for coats and shoes, is conveniently located under the stairs.

In the hallway, painted bannisters rise to the split-level landing, where hardwearing woolen carpet runs into bedrooms two and three. Begin in the rear bedroom – a lovely double decorated with cheerful yellow paint on the lower half of the walls, hinting at the sunshine that streams in through

the large, new sash window (with fitted Roman blind) facing the garden.

Bedroom two overlooks the side return through a sizable new sash window, while sea-green décor brings drama to this spacious double’s skirtings and coved walls. Both rooms are heated by modern white radiators and lit by central pendants.

Filling the front of the house, the primary double combines dark flooring with natural light from two big front-facing windows (with twin radiators beneath), which meet a high, coved ceiling. Copper cone reading lights provide gentle evening illumination, while the other end features alcove shelving and a bespoke, dusky blue, full-height, five-door wardrobe with groove handles.

All three bedrooms share a gorgeous modern bathroom, where the calming deep-blue hues continue, contrasting against a white tiled splashback with dark grout and coordinating Fired Earth floor tiles. By the huge side window, you’ll find a luxurious freestanding tub with chrome Crosswater taps and shower attachment. Crosswater

fittings also finish a countertop basin above the wooden vanity unit and a walk-in rainfall shower, with a close-coupled toilet and matt black heated towel rail completing the suite.

OUTSIDE

The south-facing garden is a sun-soaked retreat designed to make the most of the daylight. Created in 2021, this thoughtfully landscaped space features a grass lawn bordered by sleepers, a sandstone dining area nestled beneath a pergola at the rear, and a decked patio as you step outside.

Enclosed by tall fence panels for privacy, the garden also enjoys an abundance of raspberries along one side and a sizeable apple tree. The fragrant jasmine is complemented by a harmonious mix of evergreens and vibrant perennials, creating a delightful oasis for relaxation and entertaining.

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Double reception





Double reception





Double reception





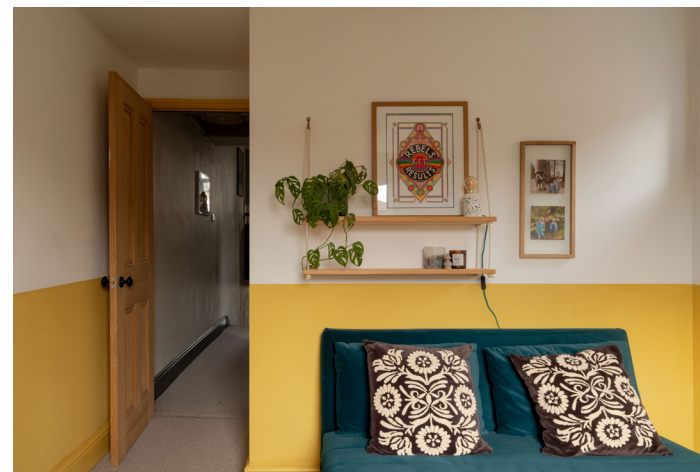
Dining kitchen



Dining kitchen



Third bedroom



Bathroom





Bathroom



First floor landing



Second bedroom



Second bedroom



Primary bedroom





Primary bedroom



Garden



Front of house



Malvern Road, Leytonstone E11

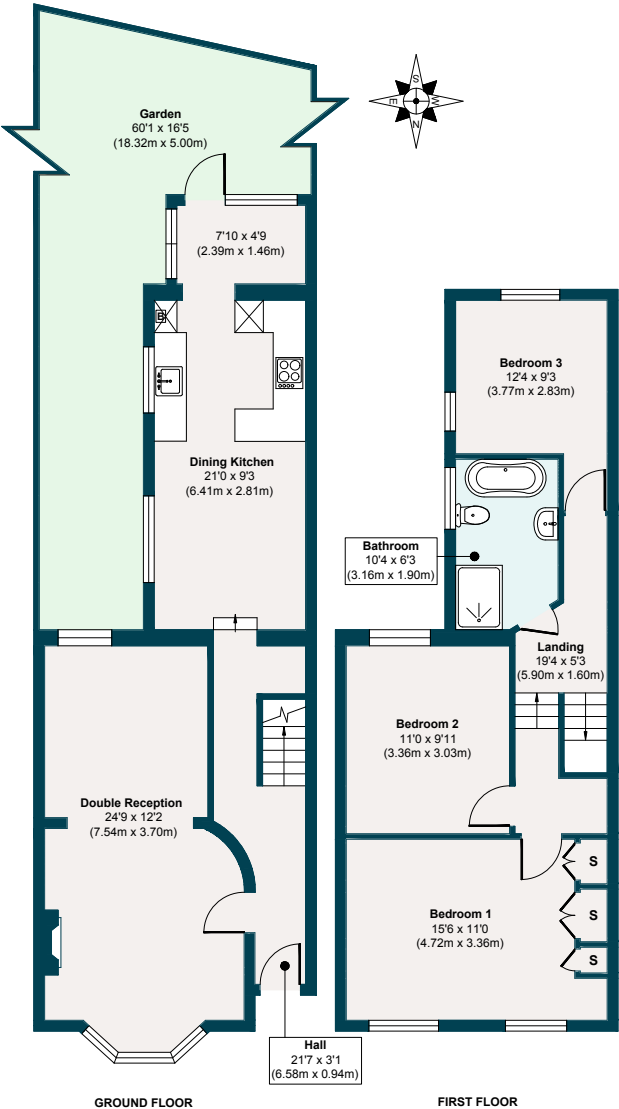
APPROXIMATE FLOOR AREAS

Ground Floor
603 SQ. FT
(56.03 SQ. M)

First Floor
555 SQ. FT
(51.63 SQ. M)

Gross Internal Floor area
1158 SQ. FT
(107.66 SQ. M)

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



The neighbourhood



GETTING AROUND

Leytonstone High Road (Suffragette line – Gospel Oak to Barking Riverside) is just a five-minute walk. Meanwhile, Central line services run from Leytonstone Tube (12 minutes). The Elizabeth line from Forest Gate, which is reachable by foot in 27 minutes, will take you to Stratford in four

minutes, Bond Street in 21 minutes, and London Paddington in 25 minutes.

IN THE NEIGHBOURHOOD

Set on the edge of Leytonstone and within striking distance of Forest Gate, Malvern Road offers the best of both neighbourhoods. Enjoy exploring the area's

thriving food and drink scene, whether sampling excellent food and wine at Joyau, amazing bakes at Wild Goose Bakery, or coffee at Tamping Grounds and Back to Ours. Leytonstone Tavern (just around the corner), The Holly Tree and Wanstead Tap, are lively and friendly local pubs, as is The Rookwood Village pub, with its stylish

interior, deck, and electronic darts.

Alternatively, pick up lunch from Yard Sale Pizza to fuel a ramble around Jubilee Pond and Wanstead Flats – wonderful, wild outdoor spaces, whatever the season. Wanstead Flats is a popular spot for local games and recreational sports, and hosts a park run every Saturday. With the Olympic Park, canals, and Hackney Marshes a short distance away, there's plenty more to explore on your doorstep.

Our local sellers also recommend Good Shepherd Studios – a community cultural space with creative arts, Pilates, and children's events, The Pastures Youth Centre for sports, and The Can Club, a lovely café for children and parents.

SCHOOLS

Local schools rated 'Outstanding' by Ofsted include Davies Lane Primary (four minutes) and Acacia Nursery School (nine minutes). George Tomlinson Primary, Connaught School for Girls and Buxton Secondary are rated 'Good' by Ofsted, and all are within walking distance.

A note from the owners

“We’ve loved our time in this house. It’s a bright and calming home with plenty of space to host and for kids to play, both inside and in the sunny garden. The street is quiet and friendly, and the balance between the open green spaces of Wanstead Flats at one end of the street and the buzz of Leytonstone at the other is unbeatable.”



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