

For memories made
and memories to come.

Twickenham Road, Leytonstone E11

- ◆ First floor Victorian maisonette
- ◆ Two bedroom
- ◆ Renovated bathroom
- ◆ Period features
- ◆ Separate dining room
- ◆ Modern kitchen
- ◆ Integrated appliances
- ◆ Private rear garden
- ◆ 15-minute walk to Tube & Overground
- ◆ Moments from Francis Road

This charming Victorian maisonette lies tucked away in a tranquil Low Traffic Neighbourhood equidistant between the area's popular town centres and just moments from Francis Road – a thriving pedestrianised community filled with independent shops and eateries.

The property has been carefully maintained with forward-thinking upgrades, including retrofitted double-glazed panes to the original timber-framed

sash windows, reinstalled staircases, a new bathroom, an A-rated boiler (2014) and a Hive system (2022). LED lighting and Farrow & Ball paintwork in key spaces also enhance the interior, while the outbuilding leading to the private rear garden was rebuilt to be in keeping with the period.

STEP INSIDE

Upon arrival, you're met by a traditional London Stock brick exterior, where white columns frame the beautiful full-height sash bay window. Crossing a wall-and-hedge-lined front patio with a tiled path, you'll come to a recessed entrance. Open the private front door into a hallway lit by a tall front window and lined with exposed floorboards.

“The canted bay window pulls in plenty of natural light when you draw back the curtains.”

“A period cast-iron fireplace with floral tiled inserts, a wooden mantelpiece, and a tiled hearth bring a lovely characterful feel to the space.”

The stairs ahead rise to the split-level first-floor landing, where the striped carpet continues and meets high neutral walls for a fresh, light feel. At the front of the maisonette, the living room is a wonderfully cosy place with relaxed neutral tones on the coved walls and carpet. Due to its first-floor position, the canted bay window pulls in plenty of natural light when you draw back the curtains, maintaining privacy while creating a calm spot for coffee or reading.

The alcoves contain cabinets and shelving and flank a reinstated solid-fuel fireplace in limestone with a black hearth and a recently swept chimney. Although the property is in a designated smoke-free zone, smokeless fuel can be used instead.

Next to the living room and fitted with a cream carpet, bedroom two faces the leafy street through a tall sash window and would make a delightful study, nursery, or guest room. Similarly decorated, the primary bedroom sits just behind the living room, reflecting the ornate ceiling rose seen there with its decorative coving. Overlooking the garden via a large sash window with lower privacy glass, it is calm and peaceful space.

Return to the lower landing to continue into a spot-lit dining room fitted with a grey carpet and decorated in Farrow & Ball's 'Strong White', which reflects light from a fabulous side sash window. At the same time, a period cast-iron fireplace with floral tiled inserts, a wooden mantelpiece, and a tiled hearth bring a lovely characterful feel to the space, which is ideal for hosting friends or working by the window. There's also a full-height in-built storage cupboard.

Beyond, you'll discover a stylish kitchen fitted with glossy black handle-free cabinetry, contrasting white tops, and

white metro-tiled splashbacks. Lined with black floor tiles, the kitchen includes an AEG in-built oven and gas hob, a Zanussi in-built washer-dryer, an energy-efficient Samsung fridge freezer, a coordinating sink with a pull-out tap, and space for a laundry appliance. Along with the extractor hood, the top pane of the huge sash window can be pulled down, offering an easy solution to clearing steam from cooking.

Painted in Farrow & Ball 'Borrowed light' and backdropped with chequered floor tiles and metro wall tiles, the adjoining bathroom was completely renovated in 2015. This included adding wall insulation, underfloor heating (excellent on cold winter mornings), a new insulated ceiling, LED downlights, and a double-glazed sash window. Burlington fittings finish the rainfall shower, close-coupled toilet, and sink. Meanwhile, a Carron bath with a wide, flat base by the vertical column radiator is ideal for hot showers and long soaks. There's extra storage here, too, while a cabinet with an LED heated mirror and integrated

shaver socket adds ease to your daily routine.

OUTSIDE

Between the bathroom and kitchen, stairs with exposed treads descend to an outbuilding, which was rebuilt in 2017 with reclaimed yellow stock bricks, a new door, and an outdoor tap for a hose. Bold orange fencing frames the garden, which is laid in natural grey stone on the tiered rear terrace, with light grey stone gravel elsewhere, creating a low-maintenance retreat. Screened by a large tree to the rear for shade and privacy, the terrace gets the sun from early to late morning, so it's a lovely spot for waking up with a coffee, taking in the mature rose tree, Californian lilac, and varied planting in the wood-chipped flower beds on either side.

“Screened by a large tree to the rear for shade and privacy, the terrace gets the sun from early to late morning, so it's a lovely spot for waking up with a coffee.”



Living room





Living room



Primary bedroom



Hallway



Second bedroom



Dining room



Kitchen



Bathroom



Garden



Access to garden



Entrance hall



Front of house



Twickenham Road, Leytonstone E11

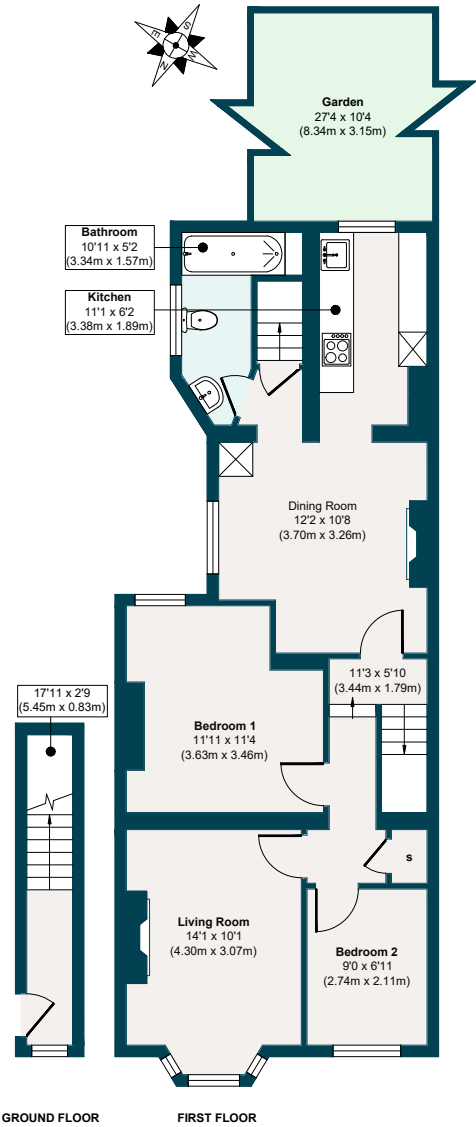
APPROXIMATE
FLOOR AREAS

Ground Floor
46 SQ. FT
(4.36 SQ. M)

First Floor
725 SQ. FT
(67.36 SQ. M)

**Gross Internal
Floor Area**
771 SQ. FT
(71.72 SQ. M)

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



The neighbourhood



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 and Leytonstone Tube and Leytonstone High Road Overground, the home is an easy 15-minute 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

Twickenham Road – a friendly,

community-minded street – is just a few minutes 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 in neighbourhood, 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. Local sellers recommend Perky Blenders (for coffee), Unity Café and Arch Deli, and 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 (four 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 seven- and nine-minute walk away, respectively.

A note from the owners

“I arrived here over 10 years ago as a first-time buyer, and this place has been the most wonderful home to me. I’ve enjoyed taking as much care of this place as it has of me. It’s a quiet road with a real community spirit, friendly neighbours, tons of amenities nearby, and so well connected.”



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