

For memories made
and memories to come.

Norman Road, Leytonstone E11

- ◆ Four-bedroom Victorian house
- ◆ Loft conversion with primary suite
- ◆ Large, high-end breakfast kitchen
- ◆ Open-plan double reception
- ◆ Underfloor heating to kitchen & utility
- ◆ Two beautiful bathrooms & WC
- ◆ Triple-glazed windows & doors
- ◆ Upgraded landscaped garden

Tucked into a peaceful stretch of East London with unbeatable access to the Tube, Overground, and Elizabeth line, this four-bedroom Victorian home unites period character with thoughtful renovation and high-spec finishes throughout. Set over three floors and recently updated with care and craftsmanship, it combines architectural details with high-level living, making it a warm, welcoming and practical home for family life or entertaining.

The current owners have carefully remodelled the property to open up the ground floor, removing walls between the living and dining rooms and the hallway to create a flowing, sociable space that connects effortlessly with the garden. Original features remain central to the home's feel, while bespoke carpentry, a new kitchen installed in

late 2021, underfloor heating, Hive-controlled radiators served by a replaced boiler (2021), and updated windows and doors (all triple-glazed in 2021, with many door knobs replaced) bring smart efficiency and style.

Shades of blue and green subtly tie the interiors together, from the high-end kitchen with its seamless utility room to the beautifully renovated bathrooms, including a luxurious new main bathroom completed in 2025 and an en suite wet room designed in 2023 for the private top-floor primary suite. Upstairs flooring was updated in 2024, and extra power sockets have been added throughout key rooms, reflecting the attention to detail at every level.

Outside, the garden has been enhanced with decking and planters to create a sunny, private retreat, while the location puts you just a short walk from the green open space

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of Wanstead Flats and the independent shops, cafés and restaurants of both Leytonstone village and Francis Road. Thoughtfully improved and full of character, this is a home where heritage and contemporary comfort live side by side.

STEP INSIDE

Just five minutes on foot from Leytonstone High Road station, the house makes a charming first impression with its classic variegated London stock brickwork, complemented by pristine white mouldings around the bay window, where the capitals echo the decorative detailing of the arched entrance beside it.

Set behind a low brick wall, the paved front patio leads via a traditional patterned tiled path to the front door, painted a soft sky blue and finished with smart chrome hardware and a numbered transom window above.

In the hallway beyond, elegant decorative mouldings also adorn the high white walls and coved ceilings – a nod to the home’s Victorian heritage. Underfoot, herringbone flooring runs past a white-painted staircase with separate bespoke storage areas beneath into the double reception.

Here, natural light filters abundantly into the room through a grand canted bay – fitted with louvred wooden shutters in 2021 – and a glazed rear door inviting you into the garden. Bold green walls, framed by picture rails, inject the space with colour and echo the natural tone of the floor. Meanwhile, bespoke white cupboards and full-height shelves on either side of the chimney – a feature in themselves – create ample practical storage.

The white column radiators continue the classic period theme, warming this lovely open-plan living and dining space as you head through into the spot-lit kitchen beyond. Textural heated floor tiles blend with ‘Cambridge Midnight Blue’ Benchmarx cabinetry, topped in crisp white quartz with herringbone tiled splashbacks for a polished look.

To your right, a bay window bathes a lovely breakfast area in sunshine, and a glazed side door leads to the deck, also visible from a big window above the Belfast sink. The remaining integrated appliances include a Neff dishwasher and a Neff double oven (one of which is a combination microwave oven), purchased new in October 2021. There’s also a gas hob with an extractor hood and space for an American-style fridge freezer.

The design scheme and heated tiles repeat in the adjoining utility, which benefits from an additional Belfast sink, a Duravit DuraStyle close-coupled toilet, and a bespoke, space-saving stacking unit for laundry appliances. The Samsung washing machine and Miele clothes dryer are available by negotiation.

Back in the hallway, a cream carpet flows up the staircase onto the split-level landing, before continuing up a matching staircase to the private master suite at the top of the house. In the front bedroom hardwood floor pairs with coved walls painted in Valspar’s ‘India Ink,’ adding depth and drama. At the same time, the décor is brightened by a striking pair of tall windows flanking a column radiator. Above, the pendant shade

matches the paintwork, as do the floating alcove shelves.

A newly fitted carpet, khaki-green and white walls, and a column radiator create a peaceful atmosphere in the middle double bedroom, which overlooks the garden via a large rear window. At the back of the house, bedroom four enjoys leafy views from side and rear picture windows with roller blinds. There’s space here for an office area and a daybed, making it a versatile work or guest room finished with a grey carpet and central pendant.

The family bathroom was renovated in March 2025, featuring fixtures from the Chatsworth collection by Victorian Plumbing, along with a patterned tiled

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floor that complements the pathway on the front patio. A glossy white metro-tiled splashback provides a clean backdrop to the blue bath panelling, matching the vanity basin unit. Meanwhile, a Duravit DuraStyle close-coupled toilet, floating storage, and a column radiator beneath a privacy window add the final touches.

Explore the top floor to discover a neutrally decorated and carpeted double bedroom, lit by a broad casement window (with a roller blind) that frames the rooftop views. In 2023, the tiled en suite was renovated and converted into a wet room. Brightened by a skylight, it features a Mira Sport power shower, modern sanitaryware, and chunky white alcove storage shelves.

OUTSIDE

The fully enclosed rear garden is a peaceful, sun-filled haven that has been thoughtfully landscaped to be sociable and productive. Benefiting from morning through to early evening sun, it feels wonderfully private and sheltered thanks to the single-storey mews houses beyond.

A wooden deck with a built-in bench was added in 2023, offering a relaxed and sociable seating area, while bespoke timber planters run alongside the utility room extension to frame the space with greenery. Two raised beds are dedicated to growing vegetables and flowers, including a productive artichoke plant, thriving rhubarb, peppers and tomatoes.

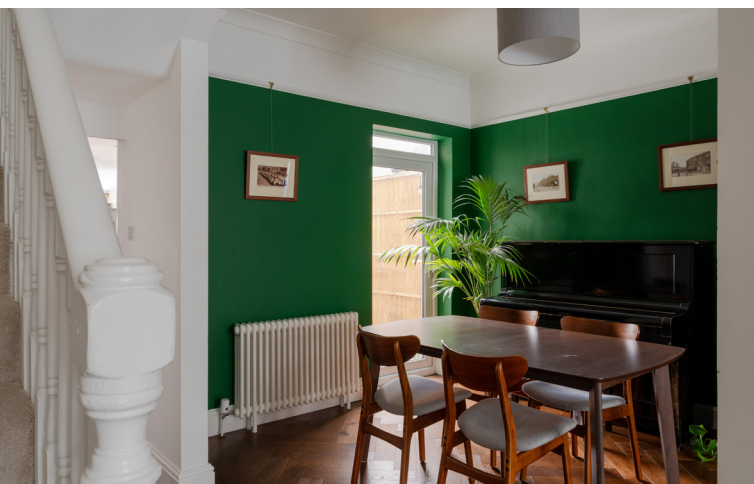
The remainder of the garden is laid to lawn, with a timber shed tucked neatly at the rear for storage. Mature planting includes a large hydrangea, climbing clematis, and an established elderflower tree that lends dappled shade and seasonal interest. Dotted throughout, potted flowers and shrubs bring bursts of colour and a welcoming, lived-in feel.

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Double reception



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Breakfast kitchen



Breakfast kitchen





Bedroom





Bathroom



Bedroom



Bedroom



Bedroom



Bedroom / en-suite



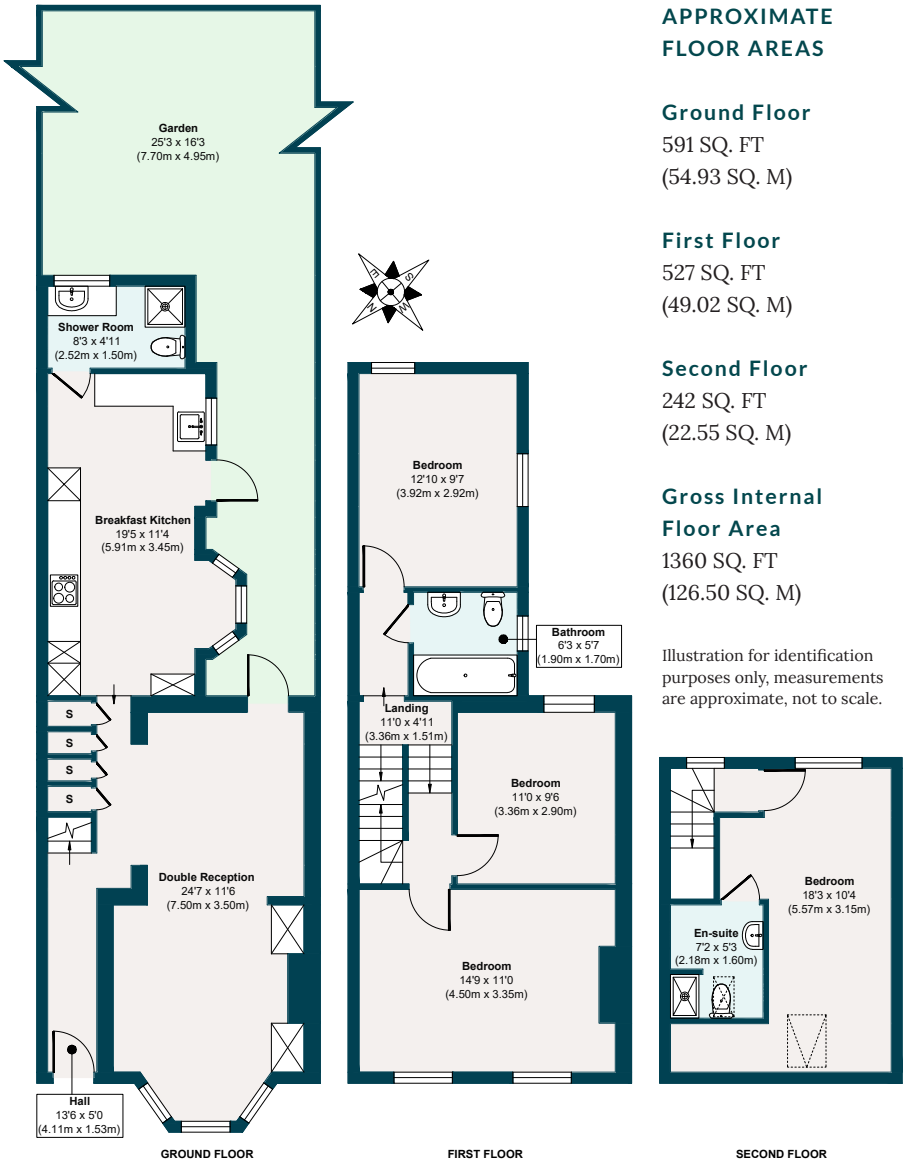
Garden



Front of house



Norman Road, Leytonstone E11



The neighbourhood



Francis Road, E10

GETTING AROUND

Leytonstone High Road Overground station is a five-minute walk, while Stratford is 12 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Village. Leytonstone Underground Station for Central line access is a 15-minute walk away. There's also a major transport interchange for Underground,

Overground, DLR, National Rail and HS1 services. Additionally, Stratford, Maryland, and Forest Gate stations provide Elizabeth line services.

IN THE NEIGHBOURHOOD

Norman Road is a quiet pocket of Leytonstone, about five minutes' walk from the town centre, with popular spots including The Wild Goose Bakery,

Homies on Donkeys, Panda Dim Sum, Leytonstone Tavern for burgers and roasts, The North Star for great pizza and Thai, The Holly Tree, and Yard Sale Pizza.

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

The current owners also recommend visiting the rotating roster of craft beer tap rooms in the arches near Leytonstone High Road station – currently called Calamity Tank – and Leytonstone Spice for one of the best Indian takeaways around. Finally, the wild and beautiful green spaces of Wanstead Flats and Bushwood are only a few minutes on foot, while Langthorne Park is great for kids. Alternatively, Wanstead Park and 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. In addition, there are several excellent nurseries on your doorstep, including The Arches Montessori Nursery, the N. Family Club, and the Ofsted 'Outstanding' Acacia Nursery. You will also find various activities for younger children who need entertaining, from Musical Miniatures to Baby Sensory and Baby Ballers.

A note from the owners

“Every year, we host a huge Thanksgiving feast for our friends, sometimes with up to 16 people sitting down for dinner. The huge kitchen and living/dining room make hosting this a breeze, and it’s a great way to spend quality time with friends. We’ve also had a couple of summer garden parties where there’s plenty of space for a number of friends and family in the garden on a nice, warm summer day.

“The proximity to Wanstead Flats is incredible – I run there three or four times a week, and it’s so nice because you can feel like you’re out in the middle of the woods, far from the city. Plus, occasionally you’re able to spot the lovely cows roaming free in the park! We also love how close we are to the leisure centre, making it easy to go for a morning or lunchtime swim.”



Notes

Notes

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