



For memories made  
and memories to come.

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## Napier Road, Leytonstone E11

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- ◆ One-bedroom ground-floor flat
- ◆ Living room with bay window
- ◆ Light-filled, extended dining kitchen
- ◆ Private 34-foot rear garden
- ◆ Recently renovated modern bathroom
- ◆ Beautifully decorated throughout
- ◆ Engineered wood flooring
- ◆ Short walk to Leytonstone High Road

This irresistibly inviting ground-floor flat fuses Victorian character with complementing heritage tones and generous proportions. Fresh modern touches have been included throughout, from the beautiful engineered wooden flooring and stylish bathroom (both installed in 2020) to the fabulous glass extension that floods the dining kitchen in natural light.

Tucked away in a leafy, Low-Traffic Neighbourhood just a five-minute stroll from Leytonstone town centre's excellent eateries and around 10 minutes from Overground services, it also enjoys a private contemporary rear garden designed with low-maintenance living in mind.

### STEP INSIDE

The exterior is charmingly traditional with its London Stock brickwork, white stone lintels, and foliage-topped columns to the bay window, which overlooks a pebbled front garden screened by a high hedge and a coordinating wall separating the house from the street.

Follow the paved path to the recessed porch, where an attractive, blue panelled front door opens into a shared access hallway, partly illuminated by the large transom window above. Your front door lies on your right and opens into the spacious yet delightfully cosy living room. Here, a broad sash bay window with fitted blinds draws in south-easterly sunshine, brightening the warming, muted green wall

*“A broad sash bay window with fitted blinds draws in south-easterly sunshine, brightening the warming, muted green wall tones.”*

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*“Fresh, bright paintwork captures and reflects the beautiful light coming through the glazed roof and the full-height anthracite-grey French doors, which reveal the garden beyond.”*

tones, colour matched to Farrow & Ball’s ‘Lichen’. Meanwhile, chunky white shelves and an in-built cupboard create useful storage space in the deep alcoves and pick out the elegant coving framing the high ceiling and a vertical, flat-panelled radiator.

Underfoot, engineered floorboards run into the identically decorated hallway, where you’ll find a large integrated cupboard for coats and shoes. The double bedroom

lies behind the living room. Painted in a dramatic blue grey (colour matched to Farrow & Ball’s ‘Inchyra Blue’), it soaks in the daylight streaming in through the open shelves shared with the kitchen to strike a balance between light and dark. Simply pull down the grey blind to separate the spaces.

Head along the hallway to reach the spot-lit kitchen and dining room at the heart of the home, warmed by tall designer radiators. The wooden flooring pairs with soft white walls, high shelves, and neutral handle-free cabinetry with a contrasting worktop to echo the grouting to the white metro-tiled splashback.

The fresh, bright paintwork captures and reflects the beautiful light coming through the glazed roof and the full-height anthracite-grey French doors, which reveal the garden beyond. You’ll also find

a matt-black 1.5-bowl sink with matching tap and drainer, a Beko oven with a gas hob and concealed extractor, a concealed dishwasher and space for a fridge-freezer.

The spot-lit bathroom (replaced in 2020) lies at the end of the flat, just past a boiler cupboard and a utility area with space for a washing machine and tumble dryer. Warmed by a chrome heated towel rail and fully lined with mottled stone-effect tiles, it features a contemporary suite, including an L-shaped bath with a glass screen and chrome rainfall and handheld shower attachments, a stylish toilet with a hidden cistern, and a chic dark blue basin vanity unit. During the renovation, the current owners fitted a new double-glazed uPVC window.

## OUTDOORS

Open the French doors in the dining area

to step out onto a grey deck filling the side return, which is ‘a wonderful place to sit and enjoy a cup of tea in the morning’, sheltered by the white-painted brickwork screening the space. Continue along into the garden – a low-maintenance artificial lawn enclosed by high black-painted fences and brick walls that ensure privacy and a serene setting for parties, socialising, and soaking up the afternoon and evening sun. The atmosphere is further enhanced by a fragrant established David Austin climbing rose and evergreen honeysuckle.

*“The atmosphere is further enhanced by a fragrant established David Austin climbing rose and evergreen honeysuckle.”*

Living room







Living room







Kitchen/dining room





## Kitchen/dining room







Kitchen/dining room





Bathroom





## Bathroom







Bedroom





Garden





## Garden

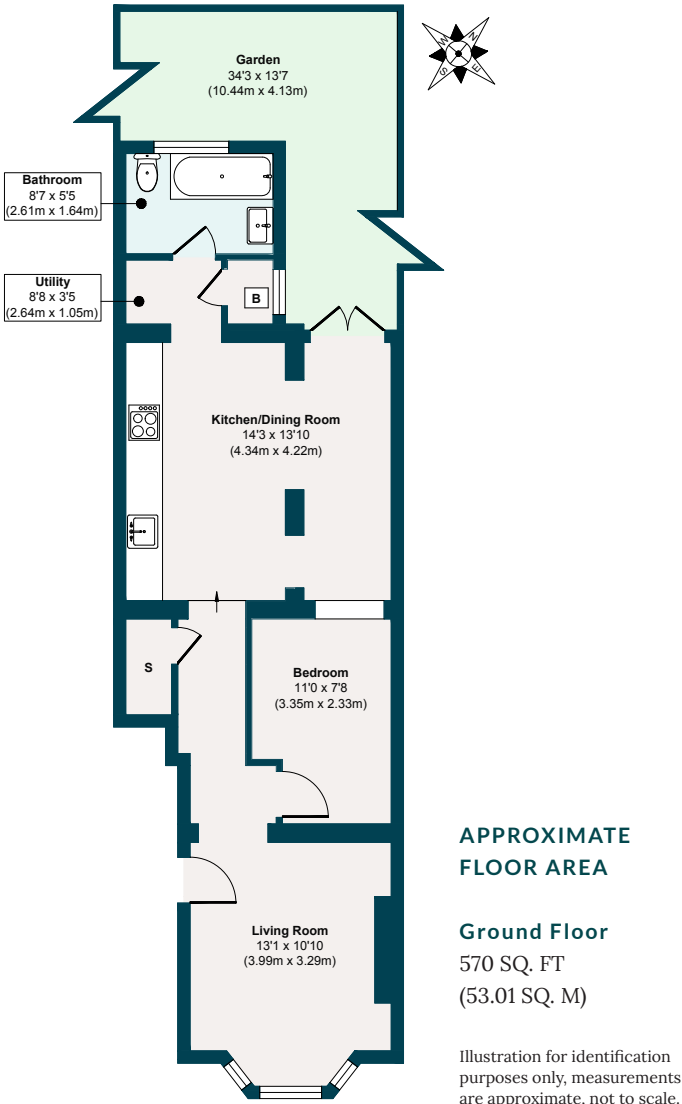




Frontage



Napier Road, Leytonstone E11



## The neighbourhood



### GETTING AROUND

Leytonstone High Road (Overground) is only 13 minutes on foot. Leyton Underground for the Central line is just a short walk away (20 minutes), with the Elizabeth line available in the other direction at Maryland rail station – also walkable. From here, it's just a short journey to Liverpool Street and one

stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too.

### IN THE NEIGHBOURHOOD

Napier Road is part of a quiet pocket of

Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10-minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), the new coffee shop Tamping Grounds, Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for custard tarts.

The High Road is only a few minutes' walk away and has many cafés and convenience

stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Other local favourites include Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark.

Our local sellers particularly recommend Back to Ours for a great flat white and Dina Wines for interesting bottles and pop-up chef residencies. Other favourites include Cann Club and Crate Walthamstow for kids' clubs, Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs, and Fitness Hub East, E7 Movement, and Pause yoga studio all within walking distance.

### SCHOOLS

The popular Jenny Hammond Primary School is just a four-minute walk away and rated 'Good' by Ofsted. Davies Lane Primary School is a 15-minute walk away and is rated 'Outstanding'. You'll also find Buxton School within a 10-minute stroll and a few nurseries nearby.



### A note from the owners

*“We have adored living here. It was our first home together, and it’s been filled with wonderful memories. We’ve spent many evenings around the kitchen table or in the seasonal garden with friends, as it’s the perfect place for entertaining and listening to the birds and parakeets flying overhead. We have also loved having an elegant living space with high ceilings at the front of the property, and the open plan/loft feel in the bedroom/kitchen.”*

*“The community of Napier Road and the surrounding streets has been so lovely to experience. People care about the neighbourhood, and we participate in a street advent calendar at Christmas. We are also so close to Wanstead Flats, and having access to that kind of green space has been incredible on both sunny days and for wintery walks that end at the Holly Tree with a pint. We also have a 24-hour corner shop a four-minute walk away with an amazing selection of produce/ingredients, so it’s impossible to ever run out of ingredients.”*





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