

*For memories made
and memories to come.*

LESLIE ROAD, LEYTON E10

- ◆ Four-bedroom Victorian home
- ◆ Double-glazed wooden sash windows
- ◆ Two bathrooms (one ensuite) and WC
- ◆ Period features
- ◆ Converted loft suite
- ◆ 55ft southeast-facing garden
- ◆ Large, stylish dining kitchen
- ◆ Minutes from Underground services

Lovingly restored with immaculate attention to detail, this stunning, light-filled four-bedroom Victorian house is the perfect marriage of old and new, seamlessly blending sustainable, energy-efficient updates and contemporary comforts with original features and an evocative period colour palette. Ideally placed for the Tube, it's also close to fabulous green spaces and Leyton High Road.

Over the last couple of years, the current owners have meticulously renovated the property from top to bottom, undertaking

a complete rewire; installing a new heating system and boiler controlled by a Google Nest smart thermostat; extending the kitchen; relocating and refitting the bathrooms; converting the loft; and fitting new wooden sash windows with energy-efficient low-emissivity glass.

In addition, insulated plasterboard was added to the exterior brick walls wherever possible for improved heat retention, the ground floor extension roof was replaced and insulated. The back bedroom roof was insulated as were under the floors of the ground floor rooms. Mechanical ventilation with a heat recovery system was also installed for fresh, filtered air in every room without losing heat.

“A decorative cast-iron fireplace with a wooden surround and black stone hearth creates an elegant focal point.”

“In the family bathroom, a large skylight on the vaulted ceiling drinks in light whilst allowing for complete privacy.”

Care and consideration are apparent in the décor, too, with the older parts of the house reflecting rich, traditional Victorian blues and greens. In contrast, the modern parts feature a more modern monochrome scheme and design. Quinetic energy light switches in the hallway and brushed steel sockets and switches throughout the rest of the property. Plus new solid oak four-panelled fire doors with tactile beehive knobs, were also fitted throughout.

From the street, you're welcomed by a lovingly restored yellow London Stock

brick exterior with original 'weather-style' pointing (to pull water away from the house) and white-painted stone sills, lintels and foliage-topped columns to the bay window, which has a new insulated lead roof and guttering system.

Approaching the house you are welcomed by an arched recessed porch and a new midnight blue, part-glazed Solidor composite door with polished chrome furniture, including a doctor's knocker.

Inside, lit by a transom window and glass and brass pendant light, the fresh white walls and original corniced ceiling contrast with deep-toned engineered bamboo underfoot, which flows into the dual-aspect living room on your right.

Bathed in light from the bay and rear

window, navy walls contrast with a white coved ceiling, while a decorative cast-iron fireplace with a wooden surround and black slate hearth creates an elegant focal point. Stylish anthracite column-style radiators (seen throughout the house) provide warmth, while the alcoves have plenty of storage potential.

Returning to the hallway, you'll pass an understairs WC decorated with playful Holden Décor Jungle Animals wallpaper, a corner basin with chrome mixer tap, and a close coupled loo.

Step down into the kitchen, where beautiful bamboo parquet flooring continues the warm and welcoming vibe. This cleverly designed space is flooded with natural light by large skylights over the dining area, a trio of anthracite-framed windows, and a glazed

door overlooking the side return courtyard. Triple full-height bi-fold doors also open to the garden for easy entertaining.

At night, the lighting plan has been designed to enable bright, cooking and mood lighting, with under-cabinet illumination, spots, and a pair of striking black steel Hexa pendants over the breakfast bar, which seats two.

Olive green and light bamboo units with ample pan drawers and a 30mm thick Italia Stone quartz worktop combine for a lovely effect here. Integrated appliances include

“A wide pocket sliding door with a stripped timber frame leads to a peaceful double bedroom.”

“The second double bedroom enjoys views out to the side return courtyard.”

an oven, microwave, induction hob with extractor, dishwasher, fridge-freezer and Hoover washing machine. There’s also an undermounted double-bowl steel sink with a chrome mixer tap and pull-out hose.

Returning to the hall, take the stairs – laid with attractive aqua Shetland Berber stripe carpet by Condor – to the first floor. The primary bedroom sits at the front of the house and is lit by two tall sash windows with a column-style radiator between them. With the same blue walls as downstairs and a coved ceiling with rose and pendant fitting, this restful space has soft ivory

carpet underfoot and a bank of bespoke integrated double wardrobes running the entire length of one wall.

There are two further carpeted bedrooms on this floor. Adjacent to the primary bedroom, the second double bedroom has forest-green walls, a coved ceiling, and column-style radiators. It also enjoys views out to the side return courtyard. The third bedroom (currently a home office) has a whitedécor scheme and overlooks the garden.

In the family bathroom, a large skylight on the vaulted ceiling drinks in light whilst allowing for complete privacy from neighbours. Navy blue walls and white bevelled glossy metro tiles laid with charcoal grout complement the Victorian-style patterned floor tiles, while the traditional sanitaryware includes a bath with chrome

clawed feet, rainfall shower and glass screen, and close-coupled loo. You’ll also find white-shaded wall lights framing a two-drawer vanity basin and large mirror, a traditional chrome towel rail radiator, and clever inbuilt storage shelves.

A second staircase leads to a loft suite filled with light from all angles from a fantastic up-and-over window in the roof. A wide pocket sliding door with a stripped timber frame leads to a peaceful double bedroom with two further slim garden-facing windows and a front-facing Velux, white walls and a soft charcoal grey carpet.

The bedroom segues into a dressing area, with custom fitted ply fronted wardrobes and storage under the eaves before leading to an en suite bathroom with dramatic off-black walls, marble floor tiles, a shower, loo

and bespoke live edge oak wooden vanity shelf with countertop basin and custom-shaped glass mirror with integrated lights.

Outside, the southeast-facing garden extends to 55ft and is enclosed by timber fencing. The current owners tell us it enjoys the sunshine until late afternoon in summer. Newly landscaped last year, it features a porcelain tiled patio that steps up to a raised lawn edged with sleepers and bordered with flowerbeds filled with establishing plants, including rosemary, thyme, honeysuckle and a eucalyptus tree.

“A porcelain tiled patio that steps up to a raised lawn edged with sleepers and bordered with flowerbeds.”



LIVING ROOM



DINING KITCHEN



ENTRANCE



W/C



LANDING



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



THIRD BEDROOM



SECOND FLOOR LANDING



FOURTH BEDROOM



ENSUITE TO FOURTH BEDROOM

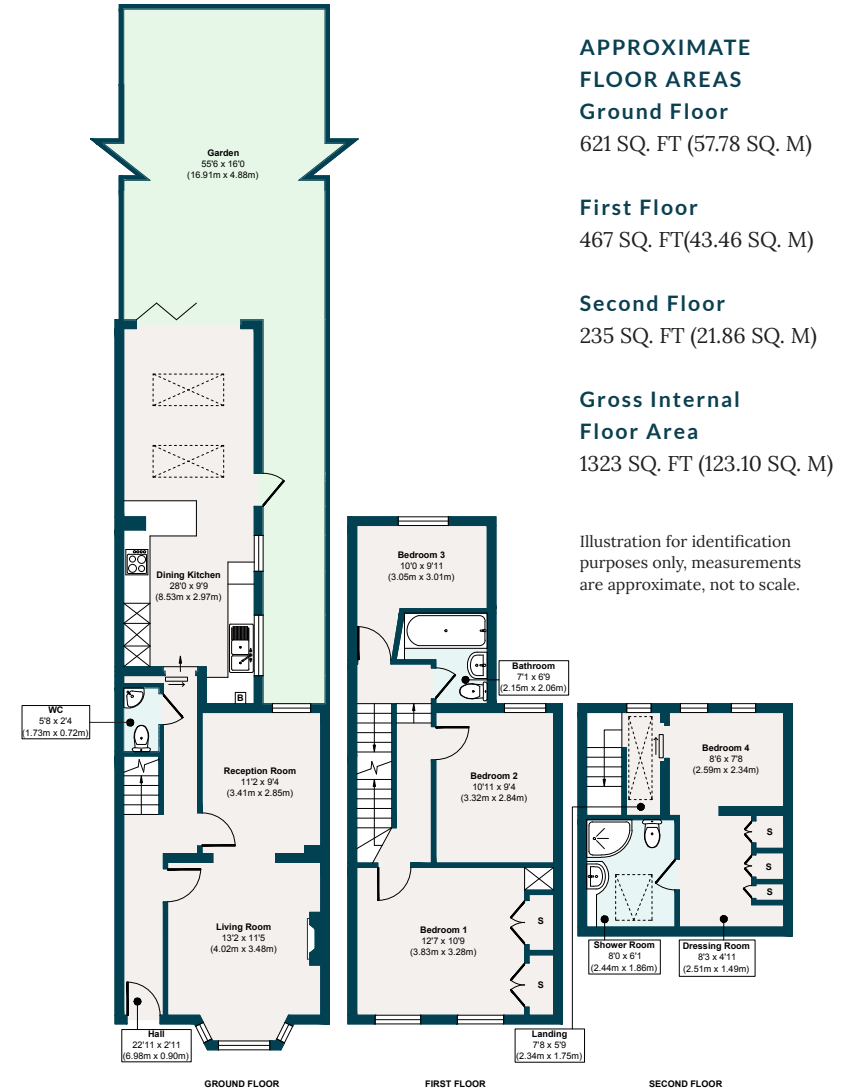


GARDEN

FRONT OF HOUSE



LESLIE ROAD, LEYTON E10



THE NEIGHBOURHOOD



Francis Road, E10

Leslie Road sits in a convenient spot just minutes from the many shops, eateries and amenities of High Road Leyton, and just eight minutes' walk from Leyton Underground, which runs Central line services into the City, the West End, Canary Wharf, and South Bank. Just one stop away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

You can also reach Stratford by foot within around 20 minutes, with Hackney Marshes and the Lea Valley Hockey and Tennis Centre easily accessible. Jubilee Pond and Wanstead Flats lie just slightly further afield, forming the southernmost tip of Epping Forest.

Closer to home, you'll find a couple of parks and recreation grounds, including

the popular Langthorne Park, with a playground, tennis courts and café. Downsell Primary School (Ofsted rated

'Good') and N Family Club Nursery are just six minutes around the corner.

You're spoilt for eating and drinking in the area, with the current owners particularly recommending Deeney's Scottish street food café (renowned for its famous haggis toasties); Darkhorse restaurant bar at The Olympic Village; the many options for a drink at Hackney Wick, especially Crate; and ice cream from La Gelateria at Stratford East Village, whatever the weather.

To the east, High Road Leytonstone is just ten minutes' walk and offers even more choices, with restaurants and shops including the ever-popular Thai restaurant Singburi, Mora Italian restaurant and Panda Dim Sum. Meanwhile, a swift 20-minute stroll will take you to the bustling Francis Road, with its fantastic collection of independent shops, relaxed cafés, delis and craft beer shops.

ADDITIONAL INFORMATION

Please scan the QR code to see the EPC rating; information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS

NOTES



“We love the blend of old and new and feel we did this house proud by removing the 70s cladding and restoring the exterior brickwork – she’s a stunner on the street now! It was rewarding restoring the original features of the living room and the fireplace, and we particularly love the loft – it’s peaceful, cosy, and bright, and anything bothering you just melts away when you’re up there.”

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