



For memories made  
and memories to come.

---

## Chadwick Road, Upper Leytonstone E11

---

- ◆ Five-bedroom Edwardian
- ◆ Three bathrooms
- ◆ Open-plan kitchen/dining/living space
- ◆ Utility room
- ◆ Full-height cellar
- ◆ South-facing, 42-foot garden
- ◆ Period features
- ◆ Underfloor heating & multi-fuel stove
- ◆ New custom-made kitchen
- ◆ Moments from Hollow Pond
- ◆ Walkable to Tube & Overground

Space, style, character and location – this beautiful Edwardian house has it all. Set in a small pocket of residential streets in sought-after Upper Leytonstone, just minutes from Hollow Pond and the surrounding expanse of parkland, it's also walkable to both Underground and Overground services.

Inside, you'll find elegant period features including high coved ceilings and original fireplaces; five tastefully decorated double bedrooms; a huge kitchen, dining and family space with custom-designed

cabinetry; a large separate dual-aspect reception; a bathroom on each floor; and copious amounts of storage (including a utility, cellar and bespoke built-in wardrobes).

In recent years, the current owners have lovingly renovated and remodelled the property to maximise light and flow through the well-proportioned rooms, which are decorated with a considered palette of warm neutral Farrow & Ball and Dulux shades. The house was completely rewired in 2021; new windows and doors were fitted; and a new Valliant boiler was installed, along with an extra-large hot water tank and a Hive smart thermostat system, allowing for independent heating control in every room.

*“White handmade shaker-style kitchen cabinetry by Gate House Furniture is complemented by a quartz worktop and upstand.”*

---

*“The huge extended open-plan kitchen, dining and family room is bathed in light from all angles thanks to a pair of oversized skylights, a long clerestory window and bespoke full-width aluminium-framed Aluprof sliding doors to the garden.”*

The house greets you with a handsome brick exterior with white-painted stone columns to the pair of box bay windows. The wide porch has a tiled roof, numbered transom and a new dove-grey four-panelled double front door. Set back from the street, the brick-paved front drive has room for two cars and an electric vehicle charging point. There's also a secure gate leading to a separate side entrance.

#### STEP INSIDE

From the porch, a second front door opens to an airy, soft white-painted hallway, with walnut-toned wood flooring. Here, the high skirtings, beautifully detailed Edwardian ceiling coving, corbels and matching ceiling rose set the tone for the rest of the house.

There's room for coats to one side, while on the other you'll find a radiator with a smart white-painted cover.

A glazed door to your right leads to the dual-aspect living room, where neutral-painted walls rise to a ceiling with stunning ornate coving and ceiling roses. A wide box bay window with café-style louvred shutters to the front, and a side-facing window with Roman blinds allow light to flood in. The room features a traditional Edwardian-style gas fireplace with stone mantelpiece and black hearth. There's an additional radiator here, again with a bespoke cover.

Returning to the hall, walk through to the huge extended open-plan kitchen, dining and family room. It was completed in 2016 by high-end contractor Inspired Designs. This fantastic versatile space is bathed in light from all angles thanks to a pair of oversized skylights, a long clerestory window and bespoke full-width aluminium-framed Aluprof sliding doors to the garden (fitted with discreet bespoke blinds). The walnut engineered floor is warmed by underfloor heating, while a multi-fuel stove nestled in the fireplace – with a sleeper-style

timber mantel – unites the family space and the dining area for a fabulously cosy feel.

White handmade shaker-style kitchen cabinetry (by Gate House Furniture) is complemented by a quartz worktop and upstand and a grey designer glass-tiled splashback. Taking centre stage, the island is large enough to comfortably seat three and features a custom wine rack and butler-style ceramic sink with chrome mixer tap. A trio of Frandsen white opal glass pendants hang overhead. Further lighting is provided by dimmable LED recessed spots and a flush-fitting ceiling light.

Good quality integrated appliances include a Neff double oven, AEG microwave and dishwasher, a large American-style Samsung fridge and a five-ring AEG gas stove with steel overhead extractor.

A door to the rear leads to a handy utility, where you'll find a washing machine and dryer as well as built-in storage and a door leading out to the side return. Beyond is a WC with charming red and white PaperBoy Ere-be-dragons wallpaper, vanity sink with metro tiled splashback, and a wall-mounted loo with concealed cistern. For further

storage, a hidden door in the family room leads to the full-height cellar.

Head upstairs via a neutral carpeted staircase with white-painted spindles and banister to the first floor.

Running the full width of the front of the house, the carpeted primary bedroom is painted a warm stone shade, with the chimney breast picked out in deep blue. The large box bay and separate single window have been fitted with bespoke sheer roller blinds for a calming vibe. Other details include a bank of full-height wardrobes, a radiator and a ceiling pendant.

The second bedroom – another large carpeted double with a detailed coved ceiling – sits towards the rear of the home, enjoying views out to the garden through a pair of casement windows (with a radiator beneath). A showstopping original cast iron

*“A multi-fuel stove nestled in the fireplace unites the family space and dining area for a fabulously cosy feel.”*



fireplace with floral tiling and white-painted wood surround creates a lovely focal point. It is flanked by bespoke triple full-height built-in wardrobes, fitted in 2022.

There are two further good-sized double bedrooms on this floor, each with neutral carpets, paintwork in neutral shades, bespoke roller blinds, and radiators beneath casement windows.

With a side-facing window fitted with timber Venetian blinds, the family bathroom was newly installed in 2020. It pairs white metro wall tiling with Victorian-style patterned floor tiles. Traditional Bath Co. Dulwich sanitaryware includes a shower bath with folding screen and rainfall shower. A wide basin with grey vanity and a close-coupled loo complete the suite.

A second staircase leads to the spacious loft extension suite. The dual-aspect double bedroom here is filled with light from a pair of front-facing skylights and a rear window (fitted with custom Venetian blinds). A pale neutral carpet flows underfoot. Built-in wardrobes run along one wall and there's easy access to the eaves space for storage.

Another large Velux window lights the en suite bathroom. Pale neutral walls and

Italian-made porcelain, stone-effect tiles provide the backdrop to a luxurious walk-in shower with frameless glass screen and rainfall showerhead. There's also a wall-mounted vanity with large wash basin, a close-coupled loo, and a storage cupboard with louvred doors.

## OUTSIDE

The south-facing garden extends 42 feet and stays wonderfully sunny for most of the day. Enclosed by timber fencing and protected by a pair of mature trees, it feels nicely private and is zoned for entertaining, relaxation and play.

A large decked patio (with outdoor lighting) steps down to a neat artificial lawn that's framed by raised flower beds. The summer house in the corner has an electrical supply and is currently used for storage and as a home gym. The mature planting includes hydrangeas, lavender and climbing star jasmine.

*"In the en suite bathroom, pale neutral walls and Italian-made porcelain stone-effect tiles provide the backdrop to a luxurious walk-in shower."*



Open concept dining kitchen / living room





Open concept dining kitchen / living room





## Double reception







Double reception







Entrance hall / first floor landing





## Bedroom



## Bedroom





## Bathroom





## Bedroom





Bedroom





## Bedroom



Shower room





## Garden





Front of house



Chadwick Road, Upper Leytonstone E11

#### APPROXIMATE FLOOR AREAS

**Cellar**  
115 SQ. FT (10.77 SQ. M)

**Ground Floor**  
1190 SQ. FT (110.63 SQ. M)

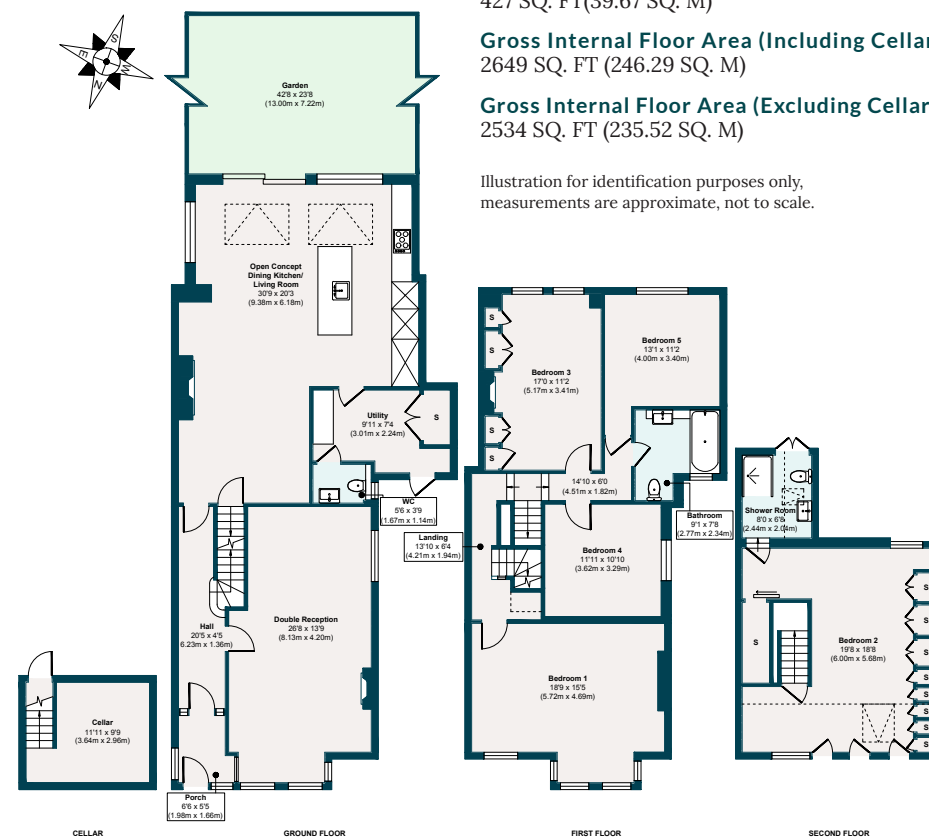
**First Floor**  
917 SQ. FT (85.22 SQ. M)

**Second Floor**  
427 SQ. FT (39.67 SQ. M)

**Gross Internal Floor Area (Including Cellar)**  
2649 SQ. FT (246.29 SQ. M)

**Gross Internal Floor Area (Excluding Cellar)**  
2534 SQ. FT (235.52 SQ. M)

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



## The neighbourhood

### GETTING AROUND

Chadwick Road occupies a convenient spot in Upper Leytonstone, about a 12-minute walk from Leytonstone Underground (Central Line – 24 hours at weekends) and just over 20 minutes from Leyton Midland Road station. Alternatively, hop onto the A12 and head down to Stratford to shop and enjoy sporting events and concerts at the London Stadium. From there, you can continue to Canary Wharf or take the A11 into the heart of the city.

### IN THE NEIGHBOURHOOD

The town centre is also close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more.

The current owners particularly recommend the new neighbourhood café Out of the Woods for a delicious breakfast, brunch or lunch; Homies on Donkeys for amazing Mexican fare; and The Red Lion pub. Local sellers also rate Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks; Yardarm for wine; and Bocca Bocca for delicious pizza; as well as Gail's Bakery, The Ginger Pig and Harvey's



greengrocers in nearby Wanstead.

Other local favourites include Nirvana Brewery and Decanteur for drinks, Burnt Smokehouse, the bar and restaurant at the Sir Alfred Hitchcock Hotel, San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based exercise classes, the friendly local newsagents for

essentials, Primrose Florists for flowers and plants, and the Noted Eel and Pie House.

Some fantastic green open spaces within walking distance include Hollow Pond (11 minutes) and Henry Reynolds Gardens (13 minutes), with Wanstead Flats and Park beyond. Alternatively, walk to Highams Park to visit the lake and tea hut for pizza.

### SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is a 16-minute walk away. You can also reach both Gwyn Jones Primary (Good) in just 10 minutes, Leyton Sixth Form (Good) in 18 minutes, or Leytonstone School (Good) in six. Noah's Ark Community Preschool is also just down the road.



## A note from the owners

*“We always look forward to coming home to this house and love the combination of space and traditional Edwardian features.*

*It's filled with so many happy memories that we will cherish forever – family movie nights cozied up in the family room with the fireplace lit, kitchen dance parties in the large ‘wow factor’ open-plan area, lazy weekend afternoons in the garden while enjoying a BBQ, and large gatherings with family and friends who often stay over as there's so much room.”*





EELEVEN

Design-conscious estate agency.

[eeleven.co.uk](https://eeleven.co.uk) | 020 8539 9544