

*For memories made
and memories to come.*

AMBERLEY ROAD, LEYTON E10

- ◆ Renovated four-bedroom house
- ◆ Open-plan living space
- ◆ Three bathrooms
- ◆ Period features high-quality décor
- ◆ Stunning top-floor bedroom suite
- ◆ Spacious kitchen extension
- ◆ 49ft garden
- ◆ Walkable to Tube & Overground

Beautiful inside and out, this four-bedroom Victorian house uses a palette of meticulously chosen Farrow & Ball shades to create light and flow throughout the well-proportioned rooms, which feature beautiful details such as exposed brick, oak herringbone flooring and lovingly restored original features.

Not only is this sumptuous family home perfect for both entertaining and relaxing, it has recently been extended into the loft, while the kitchen was opened up into the side return. New doors and windows were fitted in 2019, along with new handles, switches, sockets and column-style radiators in every room.

Set on a quiet tree-lined street conveniently situated between Leyton and Walthamstow,

the house greets you with a painstakingly revived and repointed London stock brick frontage, punctuated by black-framed sash windows with earthy-toned paintwork to the bay columns, sills and lintels.

The sandstone-paved front garden sits behind a low wall with an attractive cast-iron gate and railings alongside timber planters filled with various plants and grasses. A recessed, elegantly tiled porch with arched brick detail leads to the panelled door (painted to match the stonework) with a gilded numbered transom.

Stepping into the hallway, you'll find space for coats and a triple-column radiator against warm coral-toned walls. The stunning engineered oak herringbone flooring seen throughout starts here and flows through double doors into the large double reception room to your left.

“Sunlight floods into the south-facing living room for most of the day.”

“A trio of glass pendants hang over the large island, which comfortably seats four.”

Lit by a tall bay window, a fabulous exposed brick wall runs the entire length of the space, incorporating a pair of striking chimney breasts with open hearths. Both are functioning and could be reinstated with fireplaces or log burners.

While showstopping original detailed ceiling corning is picked out in white, Farrow & Ball's atmospheric Inchyra Blue creates a dramatic, cosy feel to the walls at the front, segueing into dusty pink Dead Salmon towards the rear. The current owners tell us sunlight floods into the south-facing living room for most of the day, creating a glorious effect as it hits the walls. Other details include two

triple-column radiators and a modern multi-arm globe ceiling light.

Walk past a useful understairs storage cupboard, a utility cupboard (with plumbing for a washing machine), and a downstairs cloakroom painted in Farrow & Ball's Bancho Green (with basin and concealed cistern toilet) to reach the spacious, open-plan kitchen.

The dusky pink paintwork and exposed brick feature wall continue here, with Inchyra Blue wonderfully accentuating the dining nook and Lichen providing a link with the greenery outside. Two large Velux windows and full-width sliding doors to the garden invite light to fill the space, while a large triple-column radiator warms the roomy seating area – the welcoming hub of the home.

Installed in 2019, contemporary shaker-style cabinetry painted in Farrow & Ball's

Treron includes Modern Box internal drawers for clever functionality and pairs with a marble composite worktop and stylish hand-painted striped backsplash.

A trio of glass pendants hang over the large island, which comfortably seats four and incorporates a butler sink with a brushed brass water filter tap. There's also a five-ring gas Kenwood range with steel overhead extractor, while integrated appliances include a Fridgemaster fridge/freezer, Indesit dishwasher and Samsung microwave. The boiler, newly fitted in 2020, is also housed here.

Returning to the hall, take the stairs fitted with a soft neutral carpet that continues into all three bedrooms on this floor. Filling the front, the master is lit by two sash windows with column radiators beneath and a pendant fitting. An exposed brick chimney breast echoes those downstairs, contrasting with the Dix Blue

walls, plus there's plenty of potential for built-in storage.

You'll find another exposed brick fireplace in the adjacent second bedroom, painted in Farrow & Ball's Setting Plaster. This, and the third bedroom to the rear decorated in earthy London Stone, enjoy views over the garden through large casement windows with column-style radiators beneath.

In the family bathroom, newly fitted in 2019, olive-green Bancho walls and a Pink Ground ceiling provide a lovely pop of natural colour against the large-format marble porcelain floor tiles and matching marble metro wall tiles. There's a bath with a frameless glass screen, a

“Olive-green Bancho walls and a Pink Ground ceiling provide a lovely pop of natural colour.”

countertop bowl basin with a wall-hung vanity and matte black taps, a black heated towel rail radiator and a toilet beneath the window.

A door beside the master opens to a second staircase and the open-plan loft suite, giving it a private, hotel-like feel. The walls here are painted in calming Ball Green, with a frameless glass balustrade, while two front-facing Velux and garden-facing French doors with a Juliette balcony add to the sense of light and space.

An overhead skylight further connects you to nature as you watch the clouds rolling past while lying in bed. Overall, it's practical and beautiful, with plenty of bespoke inbuilt eaves storage and a column-style radiator for warmth.

Lit by a wide window with treetop views, the luxurious en suite bathroom shares similar marble-style wall and floor tiles to downstairs. Spa-like touches include underfloor heating, a walk-in shower

with a Crittal-style screen, a matte black rainfall shower and separate handheld attachment, a double-ended freestanding bath, and a wide storage vanity with a pair of countertop bowl basins. There's also a wall-hung loo and a chrome heated towel rail radiator.

Enclosed by panelled timber fencing, the 49ft garden features a decked seating area leading to a grassy lawn and raised planters, with mature plants including a large apple tree, a damson and eucalyptus. The sun moves across the garden throughout the day, starting at the rear before bathing the decking in afternoon and early evening sunlight, making it ideal for sunbathing or entertaining in the summer.

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DOUBLE RECEPTION



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ENTRANCE HALL



CLOAKROOM



OPEN-PLAN DINING-KITCHEN WITH LIVING SPACE



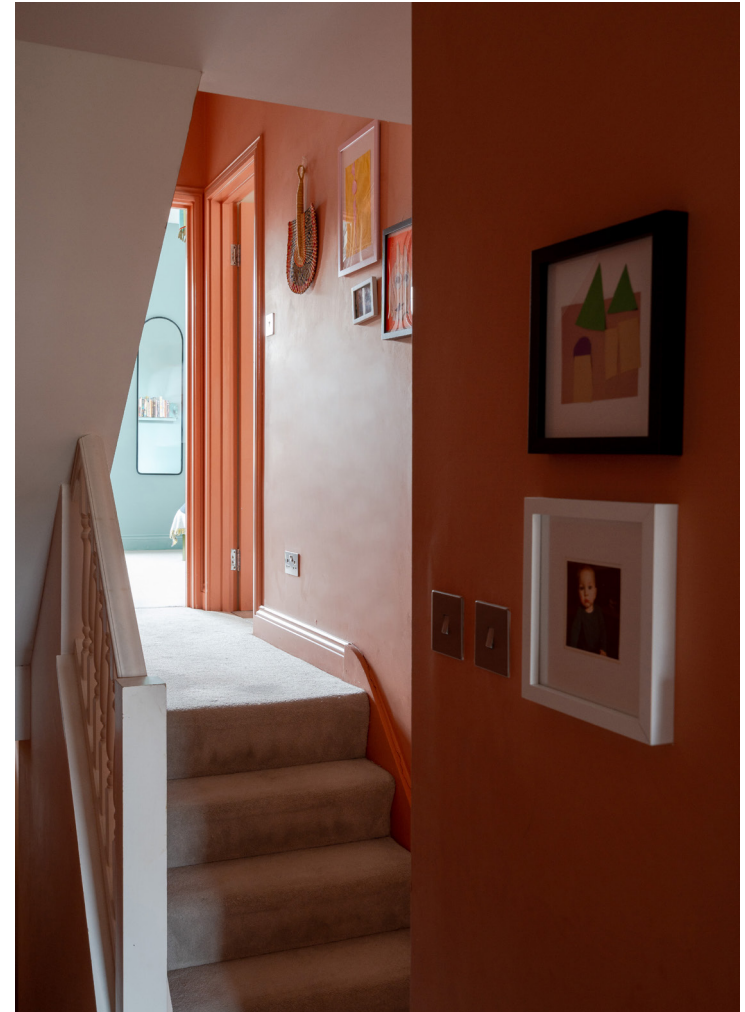
OPEN-PLAN DINING-KITCHEN WITH LIVING SPACE



PRIMARY BEDROOM



BEDROOM



LANDING



FAMILY BATHROOM



BEDROOM



STAIRS TO SECOND FLOOR



SECOND FLOOR ENSUITE BATHROOM



SECOND FLOOR BEDROOM WITH ENSUITE



GARDEN

FRONT OF HOUSE



AMBERLEY ROAD, LEYTON E10

APPROXIMATE FLOOR AREAS

Ground Floor
765 SQ. FT
(71.16 SQ. M)

First Floor
522 SQ. FT
(48.58 SQ. M)

Second Floor
373 SQ. FT
(34.71 SQ. M)

Gross Internal Floor Area
1660 SQ. FT
(154.45 SQ. M)



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

THE NEIGHBOURHOOD



Amberley Road is brilliantly positioned between Leyton and Walthamstow, close to the many amenities, schools and green spaces offered by both areas.

Reach the Overground at Leyton Midland Road in 13 minutes, while Walthamstow Central Underground station on the Victoria Line is just over 15 minutes on foot, whizzing you to Oxford Street in around half an hour.

Within a five-minute stroll, you'll find great coffee, pastries and toasties at Bromley's Cafe – highly recommended by the current owners. In the local area,

there's an array of cafés and bars – Hucks Café on Grove Road or Patchworks, which serves excellent local coffee and craft beer; delicious delicatessen fare at Pinch La Deli; and wine from Gnarly Vines on Hoe Street.

Grab a coffee at Perky Blenders next to Leyton Midland Road station; stop by eco-friendly café and grocers Cups & Jars; enjoy a Japanese meal at Bamboo-Mat restaurant; and check out Host of Leyton for design pop-ups and exhibitions.

You're spoilt for choice for pubs too, with the recently opened The Spark House just

five minutes away; The Bell; the Hare and Hounds on Lea Bridge Road; and both The Queens Arms and The Castle nearby for lazy Sunday roasts.

A 20-minute stroll north will bring you to Walthamstow Village, where you'll find local favourites such as Eat17, Wildcard Brewery, Pillars Taproom and Parish Wines. Clapton is a bus ride away, and Hackney is also easily accessible by bike.

Some of the fantastic open green spaces within walking distance include Leyton Manor Park, Thomas Gamuel Park, Knotts Green and Abbots Park (all reachable

within 6-15 minutes), with Leyton Jubilee Park, Hollow Pond and Hackney Marshes also not far away. Leyton Leisure Centre, with its gym, swimming pool and water park, is a ten-minute walk. The current owners also recommend the William Morris Gallery, the Vestry House Museum and Crate Box Park in St James' Street.

Local schools include Thomas Gamuel Primary (8 minutes' walk), George Mitchell All-Through School (Early Years, Primary & Secondary), 12 minutes away, and Leyton Sixth Form College, all rated Good by Ofsted. You'll also find a couple of nurseries nearby.

A NOTE FROM THE OWNERS

“This home has seen the happiest years of our family so far. We have injected colour and love into this house, and it’s always full of people, friends and laughter.”

“There’s room enough for everyone to have their independent space, while the social areas bring the family together in such a luxurious and homely way. We love the mix of modernity and heritage charm, colour and calm, and how it feels cosy despite being so spacious.”



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