

For memories made
and memories to come.

Morley Road, Leyton E10

- ◆ Two-bedroom Victorian maisonette
- ◆ 959 years on the lease
- ◆ New wiring throughout
- ◆ New heating system & boiler
- ◆ Modern kitchen & bathroom
- ◆ Loft room with storage
- ◆ Sunny landscaped garden
- ◆ Five-minute walk to Francis Road

Set along a quiet, tree-lined street of handsome period homes just a five-minute stroll from the independent shops and cafés of Francis Road, this beautifully updated two-bedroom Victorian maisonette enjoys a sunny landscaped garden and a wealth of carefully preserved character.

Inside, the design remains true to the Abrahams style, with high ceilings, stripped floorboards, cast-iron radiators, and traditional fireplaces paired with mid-century-inspired fittings and premium heritage paints. A recent renovation has introduced new wiring throughout and a new heating system and boiler, serving a spacious living room, a contemporary bathroom, and a stylish kitchen with

exposed brickwork. The converted loft adds valuable additional space, perfect as a bright and airy home office, while clever storage solutions keep everything streamlined.

At the rear, the private garden has been landscaped to make the most of the sunshine, with plenty of room to relax or host friends. The classic London Stock brick exterior, colonnaded bay window, and decorative mouldings frame a recessed front door, screened by a low brick wall and patio, offering a charming welcome to this thoughtfully modernised home.

STEP INSIDE

Head through into a characterful hallway, where crisp white walls meet Farrow & Ball's rich 'Hague Blue' beneath the dado rail

“The colour carries up the stairs, contrasting beautifully with the exposed wooden handrail and treads.”

“A trio of antique-brass pendant lamps tiers down from above, gently lighting the space with vintage charm.”

and along the bannisters. The colour carries up the stairs, contrasting beautifully with the exposed wooden handrail and treads. Original floorboards run throughout the flat, except for the tiled bathroom, adding warmth and cohesion. On the split-level landing, a trio of antique-brass pendant lamps tiers down from above, gently lighting the space with vintage charm.

From the lower landing, the kitchen (fitted by IKEA in 2019) was designed to sit comfortably within the home's Victorian bones. Cream shaker-style cabinets are topped with solid wood counters and complemented by period-appropriate brass handles, open shelving, and ribbed-glass dome pendants. A large side window with a Roman blind draws in the light opposite an exposed brick wall that creates a textural backdrop to the dining area. White metro tiles provide a clean splashback for the

integrated oven, gas hob, and extractor hood, while other appliances include a concealed fridge-freezer, dishwasher, and washing machine.

Beyond, the bathroom pairs style with functionality. Brightened by two side windows, the glossy white wall tiles and patterned floor surround a bath with a black-painted panel, which matches the toilet seat and a Crittall-style screen. Traditional brass taps and a coordinating shower head bring timeless elegance, echoing the handles and tapware adorning a blue vanity unit supporting a striking Mediterranean-style ceramic basin. There's a handy alcove that offers space for storage, while a staircase next to the bathroom leads directly to the garden.

The upper landing opens to the living and sleeping quarters. In the living room, a canted bay window fitted with Venetian blinds overlooks the newly planted rain garden and allows abundant natural light to pour in. The space is framed with white coved walls, a dado rail, and generous alcove shelving flanking a grand cast-iron fireplace topped by a black mantel.

A black chandelier completes the look, adding a contemporary twist to the classic detailing.

The primary bedroom features more original charm, with white walls, a large rear-facing window with Venetian blinds, and a decorative cast-iron fireplace. Alcove shelving and space for a wardrobe provide useful storage solutions without cluttering the room's clean lines. The single bedroom offers a cheerful contrast, painted in Farrow & Ball's sunny 'Dayroom Yellow' and bright white, offset by 'Hague Blue' painted window frames and skirtings, and overlooking the leafy street from a front-facing window.

A ladder painted in 'Hague Blue' leads to the loft room, a beautifully conceived workspace with skylights, sophisticated blue accents, and an exposed original brick wall. Completed in 2021, it is fully insulated to help maintain energy efficiency and fitted with stylish black spotlights and wall lights with oversized bulbs. Eaves storage ensures the space is also practical – perfect for an office or creative retreat tucked away from the rest of the home.

OUTSIDE

The southeast-facing garden is a beautifully maintained and wonderfully sunny outdoor space for relaxing, entertaining, or enjoying a quiet moment with nature. A natural grass lawn stretches down the centre, bordered by neat brick-edged flower beds filled with established shrubs that bring seasonal interest and texture. A large maple tree provides gentle dappled shade, while tall painted timber fencing ensures privacy.

At the rear of the garden, a gravel seating area catches the last of the evening light, perfect for outdoor dining or unwinding with a book. Closer to the house, a paved terrace offers another sunny spot for a morning coffee. Thanks to its orientation, the garden enjoys sun along the left side in the morning, followed by full sunshine throughout most of the day, with the right-hand side gradually moving into shade, making it a versatile and inviting space from dawn to dusk.

“A black chandelier completes the look, adding a contemporary twist to the classic detailing.”

Living room





Living room





Kitchen





Kitchen



Bathroom



Bathroom





Landing / access to loft room



Primary bedroom



Second bedroom



Loft room



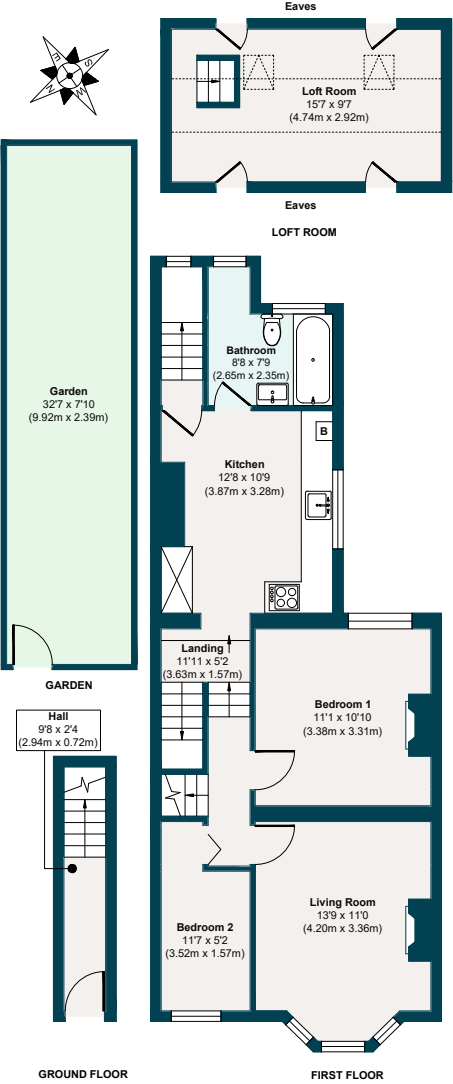
Garden



Frontage



Morley Road, Leyton E10



APPROXIMATE
FLOOR AREAS

Ground Floor
40 SQ. FT
(3.73 SQ. M)

First Floor
644 SQ. FT
(59.85 SQ. M)

Loft Room
162 SQ. FT
(15.06 SQ. M)

**Gross Internal
Floor area
(Excluding
Loft Room)**
684 SQ. FT
(63.58 SQ. M)

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

The neighbourhood

GETTING AROUND

The Overground at Leyton Midland Road is just an eight-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at either Leytonstone or Leyton is just a 15 and 20-minute walk, respectively, making light work of getting into the City, the West End, Canary Wharf and South Bank, with Stratford just one stop away.

IN THE NEIGHBOURHOOD

Just moments from Francis Road, Morley Road is situated in one of Leyton's most in-demand locations, thanks to its urban village of independent local businesses. Firm favourites include Phlox bookstore, Edie Rose florist, Marmelo Kitchen, and Pause yoga studio.

Local sellers particularly recommend Yardarm wine bar and Dreamhouse Records – 'A lovely spot to chill, listen to great music and sit in the sun'. Others suggest the Filly Brook craft beer hall and the Gravity Well Taproom brewery and bar. Also nearby are the Heathcote & Star and the Coach & Horses, which serves a fantastic Sunday roast.



Just around the corner is Leyton County Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is a 15-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

You can reach Stratford by foot, with

Hackney Marshes and Queen Elizabeth Olympic Park nearby. Here, you'll also find the Lea Valley Hockey and Tennis Centre, VeloPark, and London Aquatics, which are easily accessible, along with the Westfield shopping centre. The development around the park is on the rise, with the new East Bank cultural hub including world-class experiences, such as Sadler's Wells East theatre, the BBC, UAL's London College of

Fashion and the V&A East Museum.

SCHOOLS

Popular and well-performing schools with an Ofsted rating of 'Good' or above include two local primaries, Dawlish (seven minutes' walk) and Newport (nine minutes), Norlington Secondary & Sixth Form for Boys (three minutes), and Connaught School for Girls (10 minutes).

A note from the owners

“There is a strong sense of community in Leyton, which has made it a really special place to live. The flat has been a very versatile space and has seen us through many different stages of our lives.”



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

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