

For memories made
and memories to come.

Forest Road, Upper Leytonstone E11

- ◆ Two-bedroom period house
- ◆ Stylish bespoke kitchen
- ◆ Little Greene decor palette
- ◆ Open-plan layout
- ◆ High-spec bathroom
- ◆ Custom cabinetry
- ◆ Underfloor heating throughout
- ◆ 41-foot south-facing garden
- ◆ Garden studio with ensuite
- ◆ Nearby Underground & Overground

Beautifully finished with a clever open-plan layout designed to maximise light and flow, this fantastic two-bedroom Victorian house marries a traditionally handsome exterior with a high-spec, contemporary, Scandi-style interior. It's the perfect blend of old meets new.

Close to green spaces and great transport links, it was renovated from top to bottom just five years ago. The house was completely rewired, insulated and reconfigured, with a new bathroom and custom-made kitchen. A new front door, double-glazed sash windows, internal doors

and bespoke staircase were fitted, and a fabulous purpose-built studio was added to the long south-facing garden.

From the street, shielded by a low brick wall, the house greets you with a charming London Stock frontage. It has stone sills to the new sash windows. A front garden with pavers and stone chippings leads to a solid timber panelled front door, painted in Little Greene's Lamp Black, with a numbered transom and swan-necked lantern above.

STEP INSIDE

Once you're inside, an incredible sightline draws your eye through the entire house to the garden. Pale matte porcelain tiles, warmed by underfloor heating, flow throughout the ground floor. The walls are painted in crisp Loft White by Little Greene, enhancing the airy feel.

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The living room is lit by a large sash window, fitted with a neutral Roman blind. In the evenings, slim-profile spotlights and a corner pendant allow for versatile mood lighting.

From here, walk through the hallway to find a roomy cloakroom cupboard under the stairs to your right and, on your left, a pocket door that leads to the bathroom.

A spa-like space with large-format grey wall tiles, integrated storage shelves

and stylish concealed uplighting, the bathroom features high-end fittings by Crosswater and Vola. There’s a bath with shower, a separate shampoo attachment and a frameless glass screen, as well as a wall hung loo and vanity. Bespoke alcove shelving and a wide mirrored wall cabinet provide plenty of storage.

Returning to the hallway, you’ll pass beautiful, cleverly designed custom plywood stairs with an integrated bookcase and hidden storage.

Carry on through to the extended dining kitchen and the heart of the home. It’s bathed in light from a huge overhead skylight and full-width anthracite aluminium sliding doors that open to the garden. Full-height bespoke birch ply cabinetry with circular cut-out handles has been paired with a stunning cork splashback, adding warmth and character.

The white quartz worktop is home to an undermounted steel sink with chrome mixer tap and separate pull-out sprayer.

Integrated appliances include a fridge-freezer, dishwasher, washing machine, oven, and an induction hob with overhead extractor. Other thoughtful details include an integrated slim larder cupboard, Astro downlighting, and a pair of Muuto pendants over the dining area (available for purchase if interested). The current owners tell us the seating area by the doors is a lovely spot for a sunny morning coffee.

Take the ply staircase to the first floor, where the high ceiling of the landing features long pendants. It is flooded with light from two more skylights.

The primary bedroom runs the full width of the front of the house and is lit by two sash windows fitted with bespoke Roman

blinds. Soft grey carpet, warmed by underfloor heating runs underfoot, while a pair of long pendants hang on either side of the bed.

The second double bedroom is opposite and shares a similar décor scheme with underfloor heating, with a rear-facing window looking out to the garden. You’ll also find a hatch to access the loft here – great for storage or a possible future conversion (subject to the usual planning approvals).

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OUTDOORS

Outdoors, the south-facing garden enjoys the sun for most of the day. It extends 41 feet and is enclosed with dark-painted timber fencing.

The patio has been laid with the same porcelain tiles as indoors, to create a cohesive look. It leads to a grassy lawn laid with a matching stepping-stone path. At the rear, a second patio borders a fabulous purpose-built garden studio (added in 2019) with a dark-brick exterior to mirror the kitchen extension. Currently used for guests, it feels wonderfully private, and would make an equally lovely home office, play or games room, art studio, workshop or exercise space.

Wide anthracite aluminium sliding doors open to the same porcelain tiles as before, warmed by underfloor heating. The studio walls have been painted Green Stone by Little Greene, neatly referencing the garden.

A pocket door leads to an ensuite bathroom with high-end Vola and Crosswater fittings, as seen in the main house. There is a walk-in rainfall shower with frameless glass screen, a wall hung loo and basin with mirror, plus a chrome heated towel rail radiator.

Returning to the garden, a door to the side of the studio opens to a useful, good-sized storage cupboard, ideal for tools or bikes. You'll also find the boiler and hot water tank here.

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Living room









Bathroom



Dining/kitchen





Dining/kitchen



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Dining/kitchen



Primary bedroom





Second bedroom



Garden studio & shower room



Garden



Front of house



Forest Road, Upper Leytonstone E11

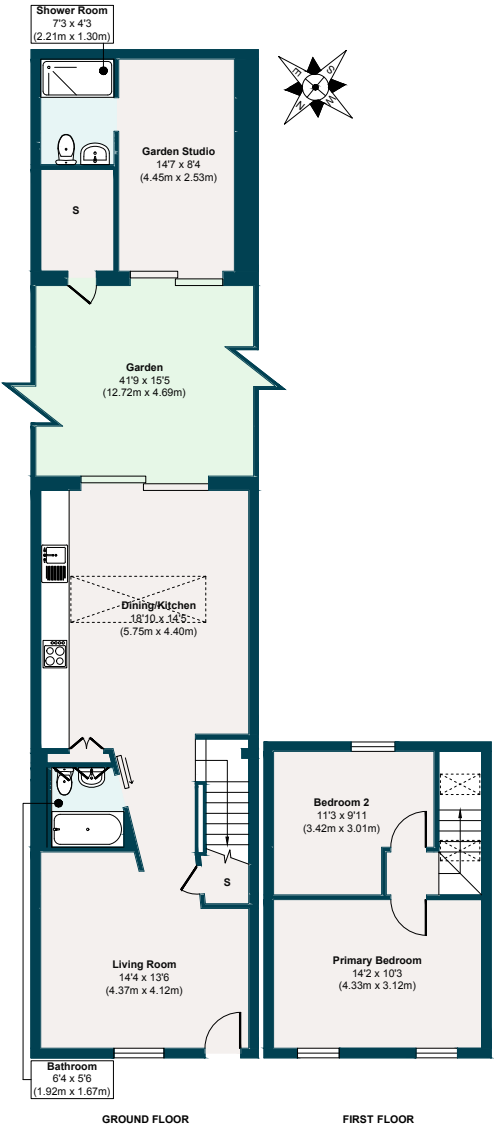
APPROXIMATE
FLOOR AREAS

Ground Floor
745 SQ. FT
(69.28 SQ. M)

First Floor
292 SQ. FT
(27.22 SQ. M)

**Gross Internal
Floor area**
1037 SQ. FT
(96.50 SQ. M)

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



The neighbourhood



Hollow Pond, E11

GETTING AROUND

Forest Road occupies a convenient spot in Upper Leytonstone, about a 16-minute walk from Leytonstone Underground (Central Line – 24 hours at weekends) and a similarly short distance from Leyton Midland Road station.

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 recommend Out of the Woods or Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks; Homies On Donkeys for Mexican fare; 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 sellers also love 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 open green spaces within walking distance include Hollow Pond (nine minutes) and Henry Reynolds Gardens (17 minutes), with Wanstead Flats and Park beyond. Local sellers also recommend walking to Highams Park to visit the lake and tea hut for pizza.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium. From there you can continue on to Canary Wharf or take the A11 into the heart of the city.

SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is eight minutes' walk away. You can also reach both Gwyn Jones Primary (Good) in just seven minutes and Leyton Sixth Form (Good) or Leytonstone School (Good) in ten.

A note from the owners

“We have loved living in this beautiful, light-filled house and have enjoyed the location and strong sense of community in Upper Leytonstone. It’s been a brilliant home to host friends in, particularly with the garden having the sunshine all day in the summer months. We’re so close to central London, but have the best of both worlds, with Hollow Ponds and Epping Forest on the doorstep.”



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