

For memories made
and memories to come.

Ashville Road, Leytonstone E11

- ◆ Three-bedroom Victorian house
- ◆ Large double reception room
- ◆ Recently redecorated breakfast kitchen
- ◆ Separate utility & WC
- ◆ New modern bathroom
- ◆ Low-maintenance, landscaped garden
- ◆ Restored period features throughout
- ◆ Short walk to Overground & Tube

Set on a quiet, tree-lined street just moments from the cafés and independent shops of Francis Road, this three-bedroom Victorian home has been thoughtfully restored and recently redecorated throughout to emphasise its original character, from intricate ceiling roses and cornicing to original wooden doors updated with brushed steel handles.

Inside, a spacious double reception room and a bright, newly refreshed breakfast kitchen provide generous living and entertaining space, with the added benefit of a separate utility room and WC. The current owners have carried out a series of careful upgrades, including rewiring during a renovation six years ago, adding USB-

integrated brushed steel sockets, a new boiler with a Nest thermostat (2025), and bespoke shutters to the front windows.

Upstairs, a sleek, contemporary bathroom was fitted in 2024, and the calm décor throughout features premium paint from Farrow & Ball, Lick, and Valspar. Outside, the garden has been landscaped for easy upkeep, relaxing or entertaining. With both the Overground and Tube within easy walking distance, this lovely period home is full of warmth and character.

STEP INSIDE

On arrival, a walled front patio with a chequered tiled path meets a handsome

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“A built-in dining bench with hidden storage creates a cosy yet practical area for family meals.”

London stock brick exterior trimmed with elegant mouldings and foliage capitals to the full-height bay window and arched recessed entrance.

Natural light filters into the hallway through beautiful stained-glass panels in the front door and a transom window etched with the house number, creating a welcoming first impression. Oak parquet flooring runs underfoot, flowing seamlessly into the living area and adding texture and warmth to the space.

A curved wall adds architectural interest, while newly installed bespoke panelling, painted in Farrow & Ball ‘Stiffkey Blue’, lines the hallway, offering a bold contrast to the crisp white walls. The same panelling continues upstairs, tying both floors together with a strong design thread. Hooks and understairs storage take care of coats

and shoes, keeping the area clutter-free.

To the left of the hallway, the open-plan living and dining room is a wonderfully light-filled space graced with elegant Victorian detailing. Restored cornicing, ceiling roses, and coving reflect the home’s period heritage, while contemporary light fittings and sleek column radiators bring the room up to date without compromising its charm.

At the front, the living area centres around a fully functioning, restored Victorian fireplace, an inviting focal point adjoining bespoke cabinetry and shelving installed in 2023. A tall, canted bay window, fitted with classic wooden louvred shutters, floods the space with light and adds to the room’s generous proportions. To the rear, the dining area enjoys a view of the garden through a tall window.

At the end of the hallway, the kitchen was freshly updated in 2024 with new paintwork and a textured tiled splashback. High-gloss grey cabinets pair with crisp white

worktops, brightened by linear spotlights above. A built-in dining bench with hidden storage creates a cosy yet practical area for family meals, while a large window above the 1.5-bowl sink brings in plenty of natural light and frames a view of the garden. Integrated appliances include a BOSCH dishwasher, oven, and microwave oven, along with a gas hob and extractor hood. There’s also room for a freestanding fridge-freezer.

Through a glazed door from the kitchen, the utility room is a bright and functional extension of the home’s living space. Finished in a soft, neutral palette, it features a tall glazed door that opens directly to the garden, providing an easy transition between indoors and out.

A vertical column radiator adds warmth with a touch of style, while practical in-built storage keeps everything neatly organised. There’s space for a washing machine, and a classic Belfast sink is playfully accented with a pink tap, adding a subtle pop of colour. Just off the utility, a

modern WC adds extra convenience.

Back in the hallway, a cream carpet flows up the panelled staircase, across the split-level landing and into the front two bedrooms, with all three warmed by traditional column radiators.

Cross the landing, with its lovely wainscoting matching the blue panelled doors, into the master, which spans the full width of the house at the front, creating a bright, airy retreat filled with sunshine from a tall bay window and an additional window.

Generous in size, the room is uplifted by restored period details, including elegant coving and a decorative ceiling rose with a central pendant light. A bespoke quadruple fitted wardrobe provides ample storage while maintaining a clean, streamlined

“A classic Belfast sink is playfully accented with a pink tap, adding a subtle pop of colour.”



look, complemented by grey wall-mounted reading lamps.

The middle bedroom is a well-proportioned double with neutral coved walls and a calm, understated feel. A large rear window with a fitted blind frames leafy garden views and brings in plenty of natural light, making it an ideal space for a guest room or a peaceful home office.

The third double bedroom, positioned at the rear of the house, is full of character and charm. Painted in a soft, dusky pink, it combines warm wooden flooring and two side windows dressed with grey Roman blinds, which give the space a gentle, relaxed ambience. A fitted floor-to-ceiling triple wardrobe offers excellent storage, while a central pendant light completes the look.

The main bathroom was completely renovated in 2024 with a contemporary finish. Warmed by a heated towel rail, it includes a tiled bath with Crosswater taps and a fully enclosed shower with brushed steel fittings. Flute™ sage tiles add soft colour and texture to the splashback, coordinating with the vanity basin unit and a wall-hung toilet with a chrome flush plate

and hidden cistern. You'll also find storage hooks and a large privacy window fitted with a wooden Venetian blind.

OUTSIDE

The garden is a fully enclosed, thoughtfully landscaped outdoor space that combines low-maintenance design with a summery, party feel. A smart decked area by the back door continues around to the side, creating a generous spot for dining, relaxing or entertaining.

Surrounding planters are filled with a variety of mature plants and climbers, including a climbing hydrangea and clematis, along with acer and bay trees that bring structure and colour. The central lawn is laid with artificial grass for year-round greenery with minimal upkeep, and a painted timber shed at the rear provides practical storage.

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Double reception





Double reception





Double reception





Entrance hall



Dining kitchen





Dining kitchen



Utility



W/C



Stairs to first floor





Bathroom



Third bedroom





First floor hallway





Second bedroom



Primary bedroom





Primary bedroom



Garden



Front of house



Ashville Road, Leytonstone E11

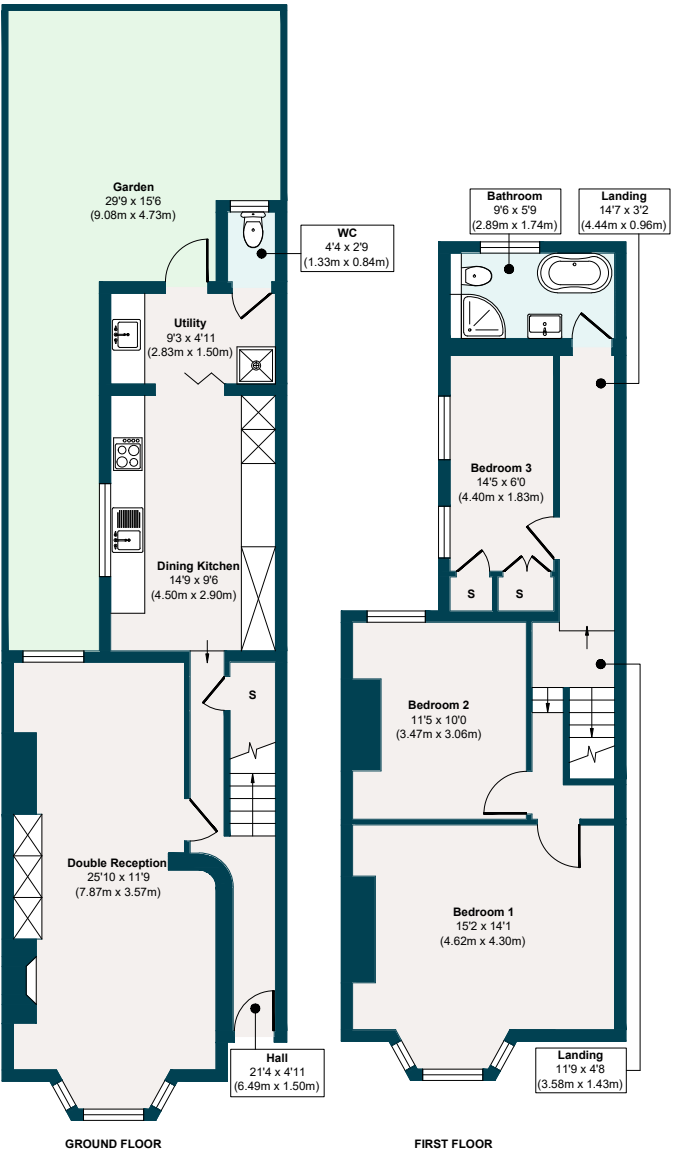
**APPROXIMATE
FLOOR AREAS**

Ground Floor
576 SQ. FT
(53.58 SQ. M)

First Floor
1042 SQ. FT
(96.84 SQ. M)

**Gross Internal
Floor Area**
1147 SQ. FT
(106.68 SQ. M)

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



The neighbourhood



GETTING AROUND

The property is exceptionally well-connected, with access to a wide range of local transport, including numerous bus routes that stop nearby on Grove Green Road. Near Leytonstone and Leyton Tubes (13 mins) and Leytonstone High Road Overground (10 mins), the location is ideal for popping into Central London or Canary Wharf. It's also convenient for trips to Camden, Hackney, Hampstead, and Stratford, where you'll find retail therapy at Westfield and the wide-open spaces of Queen Elizabeth Park.

IN THE NEIGHBOURHOOD

Ashville Road – a community-minded street with a friendly WhatsApp group – is 10 minutes' walk from the wonderful village scene on Francis Road, with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist. Events are regularly hosted on the road, from the recent weekly Saturday market to 'Francis Road Lates' featuring food trucks, cocktails, and discos for the kids, to Halloween

parties and Christmas carols.

Several great pubs and bars – the Red Lion, The Northcote, Heathcote and Star, The Filly Brook and the Leyton Engineer – as well as High Road Leytonstone's restaurants and cafés, are all within a short wander. Our local sellers highly recommend Newly opened Forno for caked goods, Deeney's for brunch, Homies on Donkeys for tacos, Yat Sing for Chinese takeaway, and Loop on Francis Road for amazing chef residencies. Others rate Unity Café, Arch Deli, and the

delicious fare at Mum Likes Thai Food.

The new East Bank cultural hub in nearby Stratford offers world-class experiences, including Sadler's Wells East Theatre, UAL's London College of Fashion, and the V&A East Museum.

There are several parks in the area, as well as good running routes that lead to Hackney Marshes, Wanstead Flats (where you can drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands. Also worth visiting are Brewster Road Park (adjacent to a community garden), Victoria Park, Hackney Bumps Skate Park, Wanstead Park and Sidmouth Park.

SCHOOLS

The area is well-located for sought-after activities and groups for babies, children, and parents. Several well-performing local schools and numerous nurseries are close by, including Newport Primary (Ofsted-rated 'Outstanding', nine minutes' walk). Norlington School and 6th Form and Connaught School for Girls (both Ofsted 'Good') are also within a 10-minute walk.

A note from the owners

“We’ve truly loved living here for the past seven years and have put a lot of care into creating a warm and welcoming family home. The sense of community is wonderful, with friendly neighbours and vibrant local spots just around the corner. With excellent schools, a safe and inclusive atmosphere, and fantastic access to the Olympic Park and Central line, it’s hard to imagine a better place to live in East London. We’re staying in the area because it’s simply somewhere that feels like home.”



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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