

For memories made
and memories to come.

Harrow Road, Leytonstone E11

- ◆ Three-bedroom house with top-floor suite
- ◆ Expansive, open plan layout
- ◆ Immaculate high-spec interior
- ◆ Huge, stylish dining kitchen
- ◆ Bifold doors to landscaped garden
- ◆ Two luxury bathrooms
- ◆ On the doorstep of Wanstead Flats
- ◆ 15-minute walk to Overground & Elizabeth line

Harrow Road is a flawless three-bedroom home in the heart of Leytonstone. Set just moments from the wide-open greenery of Wanstead Flats, it instantly impresses with its immaculate, high-end finish across three stylishly arranged floors.

Inside, an expansive, open-plan space with a showstopping dining kitchen sits at its core, where bifold doors reveal a landscaped garden, perfect for indoor-outdoor living. Upstairs, two generous bedrooms and a luxurious family bathroom meet a top-floor primary bedroom, complete with a sleek en suite. The house has also been upgraded

with all new wiring, including brass sockets and toggle switches, a new boiler, and a new kitchen and bathrooms in 2023.

Just a 15-minute walk from both the Overground and the Elizabeth line, this home combines city convenience with open space and a refined, modern style. Arriving on the leafy street, you're greeted by a smart front patio framed by a low brick wall and wrought-iron gate, with the frontage directly overlooking the park.

STEP INSIDE

From the part-glazed entrance porch, a transom window, embossed with the house number, and stained-glass panels adorning the new wooden door draw natural light into the impressive, open-plan ground-floor living space beyond.

“The extended kitchen is a beautifully curated space where bold design meets practical luxury.”

“The front living and dining room is a striking yet welcoming reception area that effortlessly blends period charm with industrial design influences.”

The front living and dining room is a striking yet welcoming reception area that effortlessly blends period charm with industrial design influences. A spacious bay window at the front, fitted with bespoke wooden louvred shutters, fills the room with natural light, while Farrow & Ball's 'Lulworth Blue' walls continue across the ceiling to highlight the elegant mouldings.

A reinstated period fireplace surround adds a traditional focal point, with built-in bespoke alcove shelving creating useful storage. Round brass diffuser wall lights and reeded glass pendants cast a warm glow, while the black vertical column radiators enhance the room's sophisticated palette.

Herringbone flooring runs throughout, leading the eye toward the black, industrial-style steel supports that define the transition

between the living area and the expansive kitchen beyond. Bespoke storage beneath the stairs is thoughtfully painted black, tying in with the metalwork and the terracotta tones of the bannister, creating a coherent, design-led scheme.

The extended kitchen is a beautifully curated space where bold design meets practical luxury. It's also sun-drenched, thanks to rooflights above and Crittall-style bifold doors that open directly onto the garden, for the ultimate party flow.

A mix of vintage and modern lighting – scalloped ceramic-shaded brass pendants and wall lights paired with ceiling spots – further illuminates the rich detail throughout. Meanwhile, the marble-style chequered tiled floor joins earthy green shaker-style cabinetry finished with handles that echo the brass boiling water tap serving the Belfast sink. Little Greene's 'Masquerade' covered walls soften the space and bring in warmth, while the striking marble worktops and splashbacks elevate the room's high-end feel.

In the centre, a dark wood island bar

with a marble top offers both seating and storage, anchoring the kitchen with a touch of timeless sophistication. Integrated appliances include a range cooker with a concealed extractor, a Lamona washing machine and freezer, and a hidden dishwasher, while a fire-engine red SMEG fridge-freezer adds a bold pop of colour.

To find the bedrooms, follow the hard-wearing runner carpet on the stairs, which extends across the first-floor landing, painted in 'Mindful' by COAT, and up a recently installed matching staircase with a skylight above to the top-floor suite.

At the front, bedroom two is a generous double with solid wood herringbone flooring and a large new window that perfectly frames the greenery of Wanstead Flats. A white column radiator sits beneath, while a pair of full-height shaker-style wardrobes in dark grey flank the space, coordinating with the room's coved walls, painted in Little Greene's 'Bone China Blue'. Decorative mounted wall lights and a waffle-glass central pendant add a soft, sculptural glow, giving this room a serene yet stylish feel.

To the rear, bedroom three is another calming double, this time with soft green coved walls and a cream wool carpet. A generous new sash window looks out over the garden, finished with a cheerful mustard-yellow Roman blind. A column radiator provides subtle warmth, while vintage light fittings create a charming and characterful atmosphere.

In the family bathroom, chequered floor tiles offset metro-tiled walls in blue and white, divided by colour for a clean, tailored finish suiting the Burlington sanitaryware and fittings. A traditional roll-top bath with striking black claw feet takes centre stage, fitted with period-style taps and a wall-mounted shower, enclosed by a circular curtain rail, perfect for indulgent soaks.

A tall heated towel rail adds both function and elegance, while a period-style pedestal basin

“The top-floor primary suite is a serene retreat tucked away in the converted loft.”



and close-coupled toilet continue the period aesthetic. Ceiling spotlights provide crisp, even lighting, and a side window brings in natural light, ensuring the space feels bright and well-ventilated throughout the day.

The top-floor primary suite is a serene retreat tucked away in the converted loft. The herringbone flooring continues from the landing into the spot-lit bedroom, where warm 'Masquerade' walls form a relaxed backdrop. A Velux window brings in sunshine, while anthracite French doors open onto a Juliet balcony at the rear, offering leafy garden views and a lovely sense of openness. Thoughtful details include bespoke built-in storage, eaves storage, a sleek designer vertical radiator, and brass finishes throughout, seen on the handles, switches, sockets, and wall lights.

In the spot-lit en suite, a chequered tiled floor meets a striking bottle-green vertical metro-tiled splashback, neatly grouted in white. Warmed by a heated towel rail, it also features twin period-style pedestal basins with mounted mirrors above and a walk-in rainfall shower with a handheld attachment, rooflight, and reeded glass screen. Mounts for shampoo and soap bottles, brass Burlington fixtures

and fittings, a frosted window and a coordinating toilet complete the setup.

OUTDOORS

Just beyond the Crittall-style bifold doors, a porcelain-tiled terrace offers an ideal spot for outdoor dining or relaxing, framed by an exterior wall-mounted lamp that adds atmosphere in the evenings. A raised London stock brick border planted with ferns and hostas, as well as flowering greenery and neighbouring trees, provides calm and seclusion. The artificial lawn beyond offers a neat, evergreen finish with no upkeep required, while attractive timber fencing with upper trellising encloses the garden.

To the rear, a screened storage area tucked beside a brick boundary wall keeps garden tools neatly out of sight. Overall, it's a thoughtfully planned, sun-filled space that feels like a natural extension of the incredible living spaces inside.

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Double reception





Double reception





Breakfast kitchen





Breakfast kitchen





Second bedroom



Third bedroom





Bathroom



Bathroom





Primary bedroom



Primary bedroom



Primary bedroom / view to en-suite



En-suite





En-suite



Garden



Front of house



Harrow Road, Leytonstone E11

APPROXIMATE
FLOOR AREAS

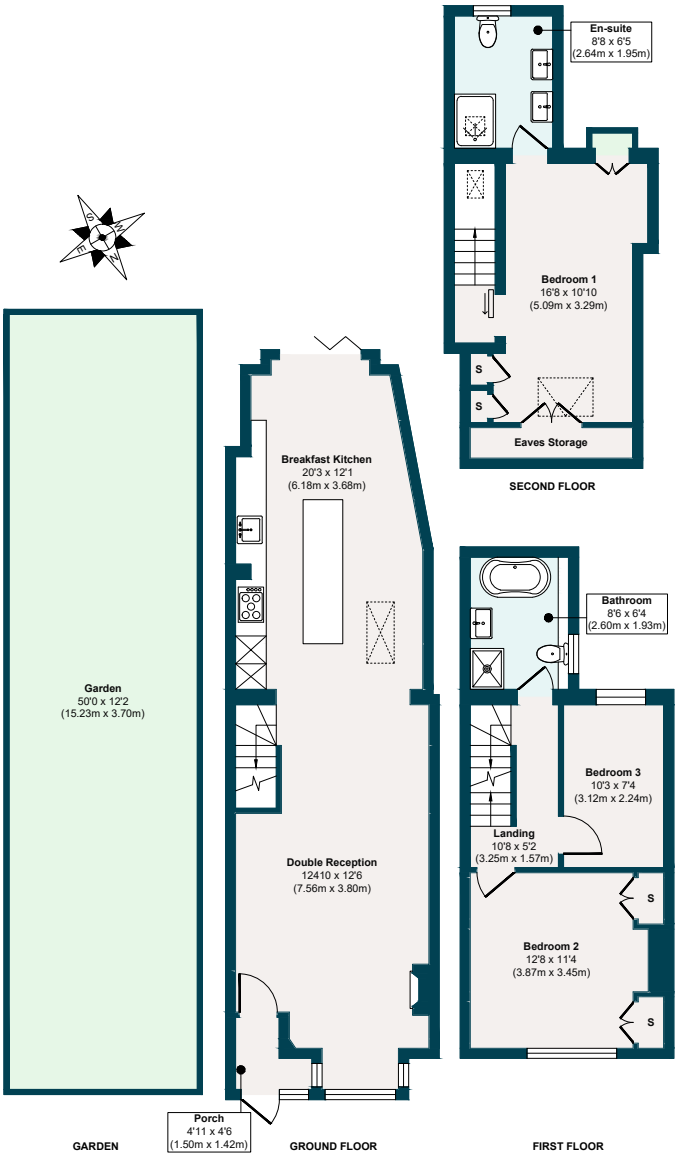
Ground Floor
549 SQ. FT
(51.07 SQ. M)

First Floor
336 SQ. FT
(31.24 SQ. M)

Second Floor
251 SQ. FT
(23.39 SQ. M)

**Gross Internal
Floor area**
1136 SQ. FT
(105.70 SQ. M)

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



The neighbourhood

GETTING AROUND

Leytonstone High Road and Wanstead Park Overground stations are only 15 minutes on foot, with the Elizabeth line 18 minutes away at Forest Gate station. Leyton Underground for the Central line is also just a short walk away (20 minutes).

From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too.

IN THE NEIGHBOURHOOD

Harrow Road is part of a pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring, while Harrow Road playing fields – a gateway to sprawling green space, ponds and woodland – are a five-minute walk away.



Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for its pools, wildlife, basketball courts, play park, and outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10-minute walk is Leytonstone Tavern (check out the fantastic burgers and roasts) and the new coffee shop Tamping Grounds, as well as Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for custard tarts.

The High Road is only moments away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Also recommended are Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark. Our local sellers particularly recommend Noted Eel & Pie House, Back to Ours for a great flat white, and Dina Wines for interesting bottles and pop-up chef residencies.

Other favourites include Cann Club and Crate Walthamstow for kids' clubs,

Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs, as well as Fitness Hub East, E7 Movement, and Pause yoga studio, all within walking distance.

SCHOOLS

Davies Lane Primary School is just a 10-minute walk away and rated 'Outstanding' by Ofsted, while the popular Jenny Hammond Primary School is a similar distance and rated 'Good'. You'll also find Buxton School within a five-minute stroll and a few nurseries nearby, including The Arches Nursery, a two-minute walk away.

A note from the owners

“We have loved living in this house and will miss it so much. It’s been the perfect family home, situated close to abundant green space, yet also within easy reach of Central London and all the amazing East London spots nearby. You’re absolutely spoiled for choice here with amazing coffee shops, bakeries, pubs and restaurants, and it’s a dream for commuting.

“The house itself is so sociable and is perfect for cooking and hosting, especially in the summer when the garden becomes an extension of the living space. The loft conversion has given us a great space to host guests who don’t live nearby and a quiet space to work from. We’ve put a lot of love into renovating this house to bring it back to life and hope the new owners will love it as much as we have.”



Notes

Notes

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.

MORTGAGES

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Phone: 020 3441 3084
Email: lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Phone: 020 7242 8966
Email: jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Phone: 020 3649 0550
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SURVEYORS

Contact: Yassar Hussain
Title: BSc MRPSA – RICS Registered Valuer & Building Surveyor
Company: Crown Survey & Valuation
Phone: 020 4522 8366
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Contact: Ronnie Campbell
Title: BSc MRICS – Managing Director
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