

For memories made
and memories to come.

Willow Court, Trinity Close, Leytonstone E11

- ◆ One-bedroom first-floor flat
- ◆ 113 years on the lease
- ◆ Double-glazed windows
- ◆ Recently refurbished bathroom
- ◆ Open-plan living room
- ◆ Upgraded kitchen
- ◆ New radiators, sockets & door handles
- ◆ Three-minute walk to Overground
- ◆ Designated parking space

Nestled on a cul-de-sac in a low-rise brick-built apartment block framed by neatly kept and serviced communal gardens, this bright and spacious one-bedroom flat is filled with Scandi-inspired details for a cosy, down-to-earth vibe.

Double-glazed windows (replaced in the last six years) with Venetian blinds bring natural light and tranquillity to the well-proportioned rooms, which are finished with newly fitted radiators, sockets, and door handles. In 2022, the kitchen was replaced, creating a stylish space to cook and entertain

that echoes the quality of the bathroom (refurbished in March 2025).

STEP INSIDE

The flat is only a few minutes' walk from Leytonstone High Road's restaurants, pubs, shops, and Overground services, yet under 10 minutes from Wanstead Flats. Outside, there is a designated parking space belonging to the property.

A shared entrance with a neutral carpet and wooden bannisters leads to the first floor, where you will find your private front door and an inbuilt cupboard for coats and shoes in the hallway beyond. Like the rest of the flat, it's painted in a laid-back beige to complement the wood-effect flooring flowing throughout.

“Stained-glass decal transoms above the tall doorways draw the eye to the high ceiling and add a lovely pop of colour.”

“Lit by dual-aspect windows and adjustable linear spots with wood and concrete-style shades, the space has a relaxed atmosphere.”

Stained-glass decal transoms above the tall doorways draw the eye to the high ceiling and add a lovely pop of colour, encouraging you into the open-plan living room. Lit by dual-aspect windows and adjustable linear spots with wood and concrete-style shades, the space has a relaxed atmosphere completed by a high shelf and dining area in the corner.

Open to the living room, the kitchen continues the natural feel with wrap-around soft green cabinets finished with gold-plated handles and white surfaces. A white metro-tiled splashback and a brushed brass water filter tap to the sink coordinate with the design, while a side window and spots to match the living room enhance the mood. Integrated

Lamona appliances include an oven, an induction hob with a concealed extractor hood, and a hidden dishwasher and fridge freezer.

Overlooking the leafy communal garden through a broad window, the bedroom benefits from a large fitted wardrobe and a central pendant fitting. A wooden shelf with adjustable spotlights for reading is a practical and stylish addition that runs with the Scandinavian theme.

In the bathroom, brushed brass tapware and fittings adorn contemporary sanitaryware, including a bath with an overhead shower and handheld attachment, a wooden vanity basin unit and a close-coupled toilet. Stone-effect format tiles add to the luxurious finish.

“A white metro-tiled splashback and a brushed brass water filter tap to the sink coordinate with the design.”

Living / dining room



Living / dining room



Living / dining room





Kitchen





Bedroom





Bedroom



Bathroom



Communal stairs



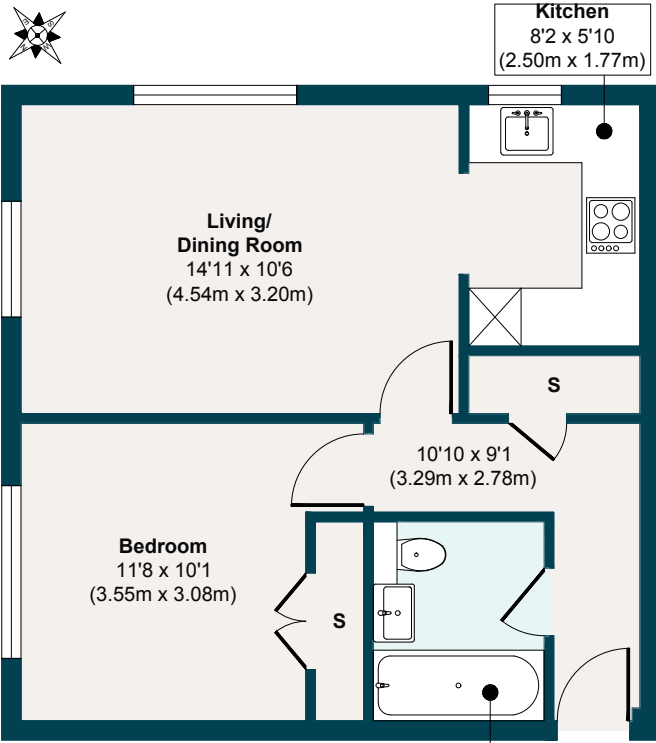
Communal garden



Frontage



Willow Court, Trinity Close, Leytonstone E11



APPROXIMATE
FLOOR AREA

First Floor
440 SQ. FT (40.89 SQ. M)

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

The neighbourhood



Francis Road, E10

Willow Court sits in a quiet pocket of Leytonstone, a short walk from the town centre. You'll find many shops and restaurants nearby, including Panda Dim Sum, Keraspice, Mora Italian, and Bocca Bocca for authentic Neapolitan pizza.

There are plenty of hidden gems too, such as Filly Brook bar and restaurant on Grove Green Road, Stone Mini Market zero-waste shop, The Hitchcock Hotel in Upper Leytonstone, and Mammoth Tap – a new taproom around the corner. Local sellers

also recommend Back to Ours or Unity for coffee and Homies on Donkeys for tacos.

Francis Road is within walking distance and has a fantastic collection of independent shops, relaxed cafés, delis, restaurants,

and organic grocers. Wanstead Flats' wild and beautiful green spaces are less than 10 minutes' walk. Leytonstone Leisure Centre is also just a short stroll away, while the Olympic Park is comfortably within running distance.

A note from the owners

“I’ve really enjoyed the accessibility to central London with the three-minute walk to the Overground and 10-minute walk to the Central line, as well as having a parking space right outside the property.”



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