

Chadwick Road | Upper Leytonstone E11

*For memories made
and memories to come.*

CHADWICK ROAD, UPPER LEYTONSTONE E11

- ◆ Semi-detached split-level conversion
- ◆ Set within a Victorian property
- ◆ Share of freehold
- ◆ Large first-floor bedroom
- ◆ Recently refitted kitchen
- ◆ Newly renovated 41ft garden
- ◆ High ceilings & large windows
- ◆ Moments from Hollow Pond
- ◆ Close to Tube and Overground

Hidden in a quiet pocket of Leytonstone in a tree-lined cul-de-sac just a few minutes' walk from Hollow Pond this characterful and stylish one-bedroom split-level conversion combines mid-century inspired décor with high ceilings and expansive garden-facing windows to create the illusion of living in a house rather than an apartment.

Arriving at the house, you'll find an attractive red-brick exterior dominated by a full-height gabled box bay and white-

painted stone lintels to the sash windows.

A recessed front porch with a canopied roof opens into a hallway leading to a private front door, where bold red-and-blue stained-glass panels and a tall transom window draw sunlight into the dining kitchen and living space beyond.

Here, the high ceiling and picture rails continue from the hallway. Painted in deep blue, two feature walls complement the dark-blue painted wooden staircase tucked to one side and a traditional cast-iron radiator to hint at the home's period origins.

“Bold red-and-blue stained-glass panels and a tall transom window draw sunlight into the dining kitchen and living space beyond.”

“Brushed brass switches and sockets also bring a stylish and sympathetic touch to the modern pale-toned kitchen cabinetry.”

Meanwhile, wooden floorboards and white walls to match the covered radiators flanking double garden doors set within a glazed bay add a fresh feel to the space.

New brushed brass switches and sockets also bring a stylish and sympathetic touch to the modern pale-toned kitchen cabinetry installed by Magnet Kitchens in June 2022, along with a vertical white metro-tiled splashback and a new sink with a brass tap.

The set-up has been well planned to include

an integrated Hoover oven and gas hob below an angled Hotpoint extractor hood, a Kenwood fridge-freezer, and a Logik dishwasher (all installed June 2022). There’s also a washing machine.

At the same time, a contemporary central pendant illuminates the living area, which is big enough for separate seating and dining zones and a study space in the corner.

Upstairs, a large sash window with partly obscured panels brightens a welcoming landing where black accent paintwork to the staircase, skirtings and doorframes pops against the soft pink wall tones. Stripped floorboards and a black cast-iron radiator add more warmth and character, which continues in the spot-lit bathroom, with its deep green walls and Moroccan-tile-style vinyl floor, laid in 2023. An angled white-tiled splashback

cuts a dramatic line across the paintwork while surrounding a rainfall shower with a glass screen above the bath, a wall-mounted basin with towel rail, and a loo.

Ahead from the stairs, you’ll discover a well-proportioned double bedroom lit by a broad canted bay with four sash windows overlooking the peaceful garden below. A central pendant further illuminates the neutral walls and cream carpet, while white shelving with iron brackets provides storage space. There’s also plenty of room for a freestanding wardrobe, bedside tables and other bedroom furniture.

Back in the kitchen, steps beyond the double doors descend onto the decking of the 41ft facing garden which has recently been renovated and extended to create a spacious outdoor seating and dining area. Enclosed

by brick walls and new double-slatted fence panels to the rear, the garden is bordered by brick and sleeper-edged beds filled with various flowers and shrubs, including a well-established deep purple smoke bush and climbing winter jasmine.

Meanwhile, a mature tree partly shades a raised seating area filled with Cotswold chippings. The bottom of the garden enjoys the sun for most of the day, with the decking by the back door capturing it from early to mid-evening.

“Discover a well-proportioned double bedroom lit by a broad canted bay with four sash windows overlooking the peaceful garden.”



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STAIRS



ENTRANCE



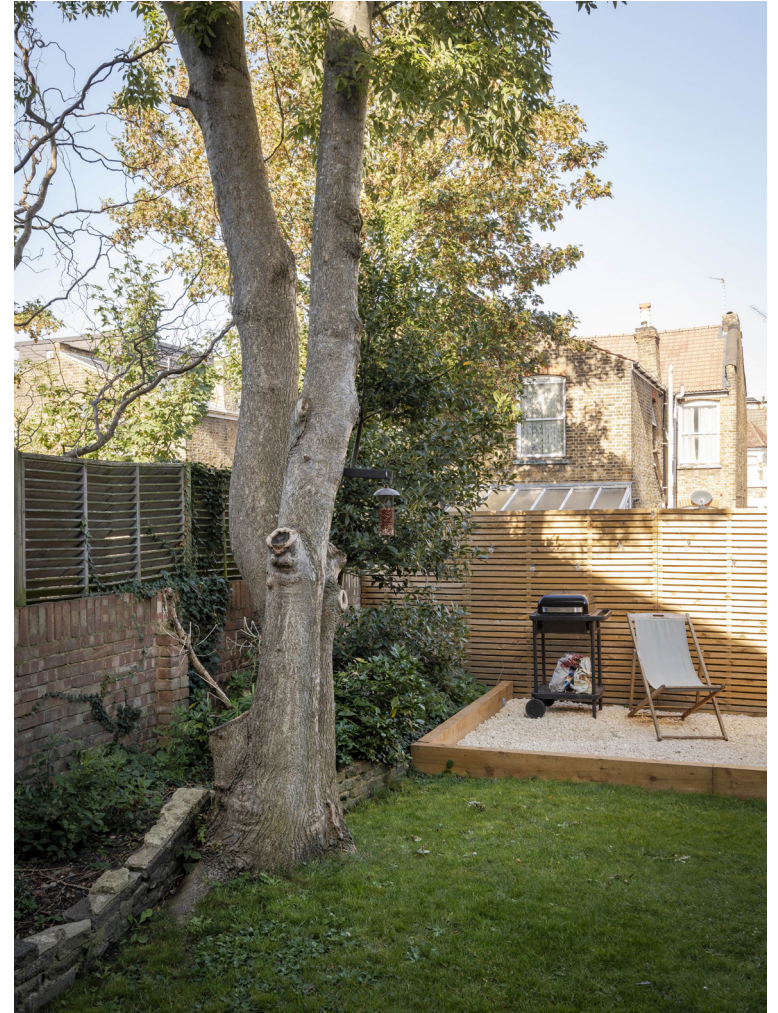
LANDING



BEDROOM



BATHROOM



GARDEN



REAR EXTERIOR



FRONT OF HOUSE

THE NEIGHBOURHOOD



Chadwick Road is an attractive and tree-lined residential street in sought-after Upper Leytonstone. It's about an 11-minute walk from Leytonstone Underground station

(Central Line – 24 hours at weekends) and the High Road, where you'll find Overground services and such local favourites as Mora Italian restaurant, Boca Boca for pizza, San Marino Café (for great breakfast), The Red Lion pub, Le Petit Corner café, and Wild Goose Bakery.

The current owners also particularly recommend The Birds for great food and beer, Yard Sale for the best local pizza, The Olive (by the station) for delicious Mediterranean cuisine, Horizon Café for sandwiches and cakes, Thai at Singburi (rated restaurant of the year 2021 by Time Out), Back To Ours for coffee and the newly

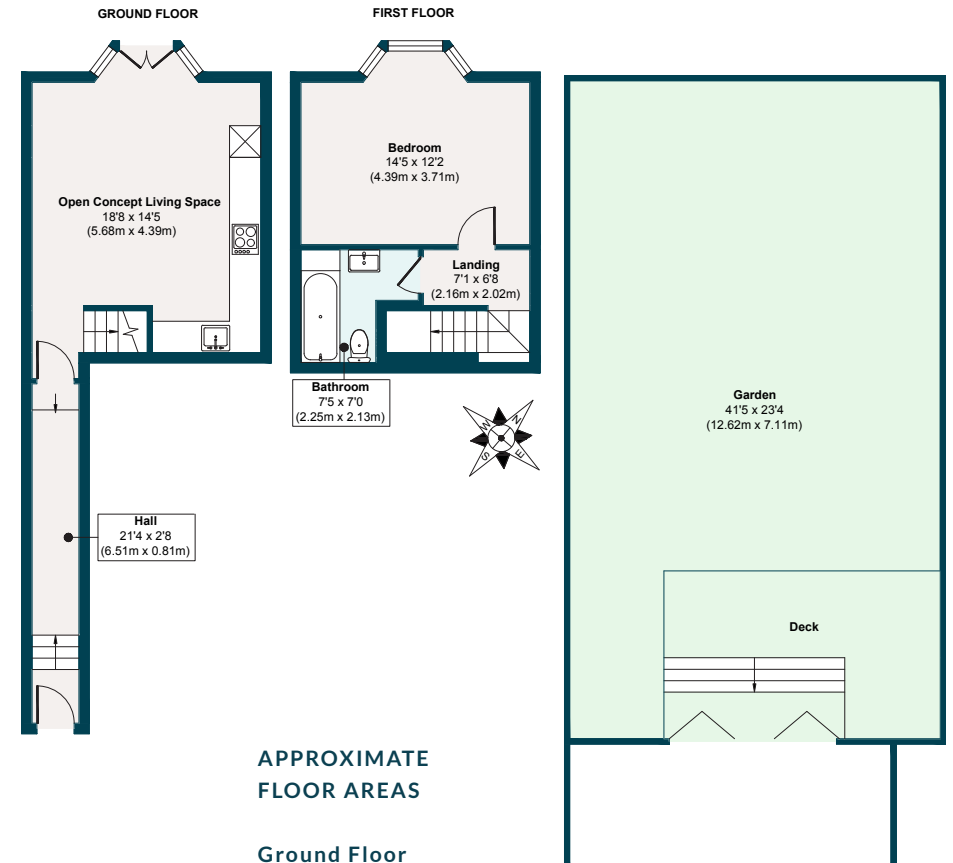
opened Homies and Donkeys.

Wanstead high street is also within walking distance, with Central London a mere 25 minutes. Wanstead Park is close by, and you can reach Hollow Ponds – renowned for beautiful scenery, trails and fishing, and boating opportunities – in around 10 minutes. From here, Epping Forest extends north for miles, while Wanstead Flats and Park lie just across the A12. Of course, Leyton Flats is only just down the road, too.

In the other direction, you'll find the Queen Elizabeth Olympic Park and world-class

shopping at Westfield Stratford City. Local yoga classes are also widely available, notably at The Quaker House or Good Shepherd Studios, both within walking distance. Besides this, Pure Gym opened recently on the high street.

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APPROXIMATE FLOOR AREAS

Ground Floor
323 SQ. FT (30.06 SQ. M)

First Floor
263 SQ. FT (24.5 SQ. M)

Gross Internal Floor Area
586 SQ. FT (54.56 SQ. M)

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

A NOTE FROM THE OWNERS

“We have truly built our lives in this flat. Since buying it just over four years ago, we have bought a dog, gotten married and had our wonderful baby daughter. Leytonstone – specifically the amazing community of friendly faces on Chadwick Road – has been the backdrop and support system to all that.”

“It feels like a compact house rather than a flat, with its high ceilings, split level, lovely garden, quiet setting and proximity to amazing green spaces, so we really couldn’t have asked for a better home. We will be sad to leave it behind but will fondly remember our time here.”



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