



For memories made  
and memories to come.

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## Kingsdown Road, Leytonstone E11

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- ◆ Three-bedroom Victorian house
- ◆ Two bathrooms
- ◆ Spacious, modern kitchen
- ◆ Separate utility area
- ◆ Open-plan living space
- ◆ Farrow & Ball and Lick paintwork
- ◆ Private, south-facing garden
- ◆ Near Wanstead Flats

Tucked away in a quiet street of Victorian homes between Leytonstone town centre and Wanstead Flats, this three-bedroom period house joins an array of character features with a sophisticated music and design-inspired interior influenced by the current owners' careers in the creative industries.

Kingsdown Road lies just a short walk from foodie hotspots and excellent transport links across London. The house is well set back from the road behind a patio, a brick wall, and a gate painted in Farrow & Ball 'Red Earth' to match the front door. The soft orange accent offsets the clean white rendered frontage and dark grey and black lintels and window frames, giving a sharp, modern edge to an exterior that stands out from its neighbours.

### STEP INSIDE

A stylish light brightens your arrival on the recessed porch, where the transom window illuminates a hallway area and staircase cleverly screened from the living room by beautiful wooden dividers to create space and flow and play with light and shadow.

Head into the living area now, which is painted in Lick's 'Beige 01' to the tall coved walls, complementing the subtle laminate flooring underfoot. Warmed by designer column radiators and lit by a substantial canted bay window fitted with Venetian blinds, a stylish pendant bulb crowned by an elegant rose, ceiling spots, and a new full-height Crittall-style door to the garden, it's a fabulous open space for relaxing, dining, and entertaining throughout the year.

*“Dark format floor tiles seamlessly blend with tonal tiled walls and grey cabinetry finished with copper handles and wooden tops.”*

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*“The fitted Roman blind tones with the dramatic orange sloped ceiling and scalloped wall detailing.”*

Carry on past a useful understairs cupboard into the spot-lit kitchen, where dark format floor tiles seamlessly blend with tonal tiled walls and grey cabinetry finished with copper handles and wooden tops. Above the 1.5-bowl sink, a large window overlooks the side return to draw in natural light, adjusted with a Roman blind. Integrated appliances include a Smeg range-style oven with a five-ring gas hob and extractor hood, a Smeg fridge-freezer, a microwave and a dishwasher.

Follow the large floor tiles to the back of the house, where you'll find access to the

garden and a handy utility area. This leads to the downstairs bathroom (with a shower over the bath, period-style taps and shower fitting, and a pedestal basin) and a separate modern toilet. Both have attractive pendant lights, rear windows with fitted blinds, and glossy white subway-style tiles with contrasting grout.

Head up the carpeted staircase to the first floor to discover the spot-lit master bedroom, which lies at the front and overlooks the leafy street through two large windows with Venetian blinds and gold curtain rails. With a generous footprint and painted on the walls and ceiling in a rich ‘Sulking Room Pink’ by Farrow & Ball, the master has a sumptuous feel that's softened by rattan hanging reading lights and a neutral carpet that flows across the landing into the other two bedrooms.

The second bedroom, decorated in laid-back neutral paint on the coved walls, faces the garden through a tall window with fitted Venetian blinds and features chunky floating shelves. The final bedroom also enjoys a refreshing view over the garden through a sash window. Helping to adjust the southerly light, the fitted Roman blind tones with the dramatic orange sloped ceiling and scalloped wall detailing. Now a nursery, bedroom three retains plenty of power sockets from its previous use as an office.

All three bedrooms share a contemporary family shower room. Installed in 2021, it features glossy white subway tiles and contrasting grout to match the bathroom downstairs. It contains a shower, a vanity basin unit, a modern toilet, and stylish black fittings.

## OUTDOORS

Fully paved, the south-facing courtyard-style garden is a practical, low-maintenance retreat ideal for al fresco dining, barbeques and entertaining. Unoverlooked and enclosed by tall fence panels, it's a fantastic private space to relax on the in-built slate-bordered benches and catch the sun well into the evening, shaded by hardy tropical planting.

*“Painted on the walls and ceiling in a rich ‘Sulking Room Pink’ by Farrow & Ball, the master has a sumptuous feel that's softened by rattan hanging reading lights and a neutral carpet.”*

## Living/dining room





Living/dining room





Living/dining room



## Living/dining room



## Kitchen



## Kitchen





Bathroom/WC





Primary bedroom



Primary bedroom



Landing



Shower room



Second bedroom

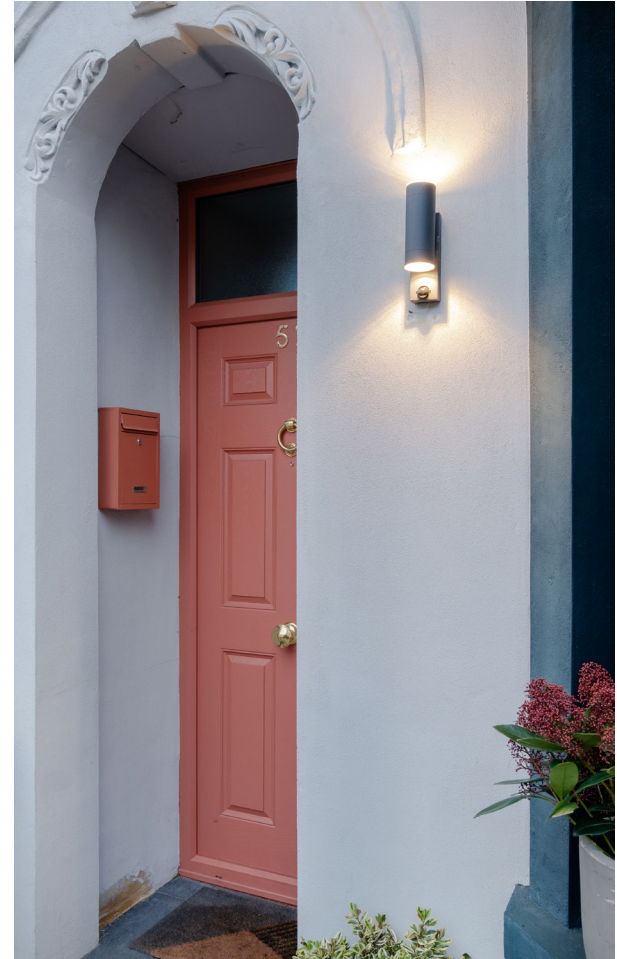


Third bedroom



## Garden





Front of house



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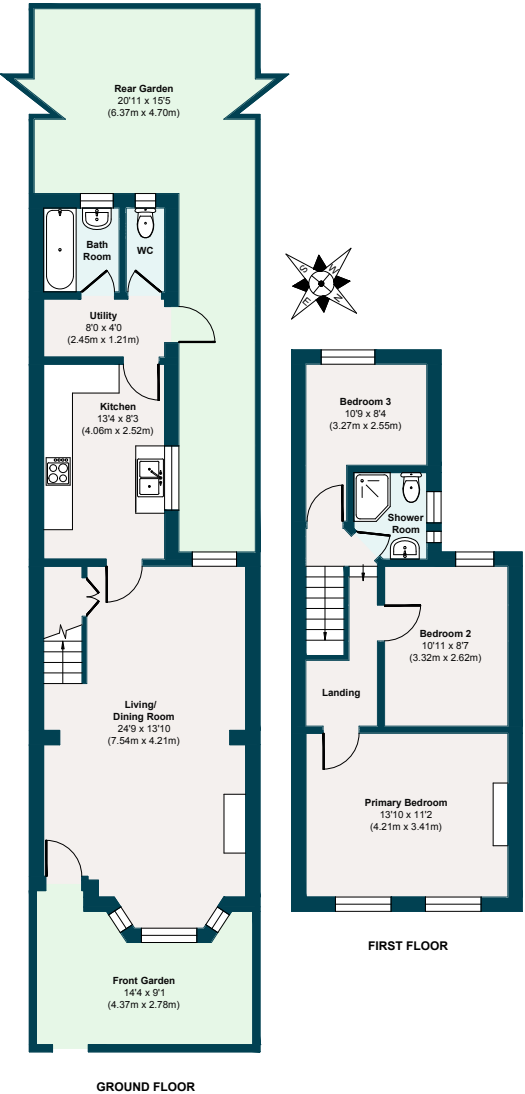
APPROXIMATE  
FLOOR AREAS

**Ground Floor**  
521 SQ. FT  
(48.42 SQ. M)

**First Floor**  
429 SQ. FT  
(39.88 SQ. M)

**Gross Internal  
Floor area**  
950 SQ. FT  
(88.30 SQ. M)

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



## The neighbourhood

### GETTING AROUND

Leyton Underground for the Central line is just a short walk away (15 minutes), with the Elizabeth line available in the other direction at Maryland rail station – also reachable by foot. 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. Leytonstone High Road (Overground) is also nearby.

### IN THE NEIGHBOURHOOD

Kingsdown Road is part of a quiet 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.

*“If you like traditional Neapolitan pizza, check out Bocca Bocca or Yard Sale. Other local favourites include Sunday roasts at the Holly Tree pub.”*

Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an 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 the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), the new coffee shop Tamping Grounds, 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 a few minutes' walk away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca or Yard Sale. Other local favourites include Sunday roasts at the Holly Tree pub, Singburi for famously good



The Rookwood Village

Thai food, 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.

The current owners particularly recommend Joyau, Dina, Deeney's for the 'best breakfast in London', and Back to Ours for morning coffee and pastries.

### SCHOOLS

The popular Jenny Hammond Primary School is just five minutes on foot and rated 'Good' by Ofsted. Davies Lane Primary School is a short walk away and is rated "Outstanding". You'll also find Buxton School within an eight-minute stroll and a few nurseries nearby including the newly opened N. Family Club nursery.

## A note from the owners

*“We love our community; we have met some of our best friends for life in Leyton/ Leytonstone. We love going to the pub (Leytonstone Tavern or Holly Tree) after a walk with our family and friends or nipping to the farmers market on a Sunday (only 5 minutes’ walk) to get a loaf and pastries from Dusty Knuckle. It’s an amazing location as we’re 12 minutes from the Elizabeth line (Maryland) and 15 minutes from Leyton and Leytonstone station.”*



## Notes

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