



For memories made  
and memories to come.

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## Stanley House, Hainault Road, Upper Leytonstone E11

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- ◆ One-bedroom ground-floor flat
- ◆ Stylish modern bathroom
- ◆ Open-plan living/dining room
- ◆ Spacious, contemporary kitchen
- ◆ Recently replaced boiler
- ◆ Short walk to Hollow Pond
- ◆ 15 minutes from Leytonstone Tube
- ◆ Off-street parking

This bright, recently refurbished one-bedroom flat lies in a popular residential area of Leytonstone adjoining Hollow Pond – an oasis filled with ancient woodland, lakes, and walking trails. In the last few years, the current owner has made numerous improvements including updating the wiring and the boiler (both BR-approved) to bring the home up to spec.

Locate the property on Hainault Road, within easy walking distance of Tube and Overground services. It's part of a small block of flats set behind a well-maintained communal garden. At the back, you'll find a

large shared parking area with an allocated parking spaces.

### STEP INSIDE

A secure intercom entrance leads into a communal lobby area, where your private front door opens into a hallway with coat hooks and an in-built cupboard. The bright white walls and wood-effect flooring flow through into the living room and bedroom for a seamless, contemporary feel.

The bedroom is on your right. It is a good-sized double, illuminated by a large casement window and a central pendant, while a high shelf and an integrated wardrobe with sliding panelled doors provide storage.

*“Bright white walls and wood-effect flooring flow through into the living room and bedroom for a seamless, contemporary feel.”*

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*“Discover a stylish bathroom finished with brusher copper tapware, fixtures and fittings.”*

Continue along the hallway to discover a stylish bathroom finished with copper and brass tapware, fixtures and fittings to the period-style square basin, high-level toilet, and rainfall shower above a deep bath with a glass screen. Furthermore, the dark grouting framing the white metro-tiled splashback complements the floor tiles underfoot, coordinating the theme.

At the end of the hallway, a huge floor-to-ceiling window overlooking the communal garden floods the living and dining room with natural light, supported by chic matt-black centre spotlights with a wood finish to echo the chunky wooden shelf. The matt-black lights also pick up on the bracket for the sliding panelled door, matching the bedroom wardrobe and hiding the kitchen from view. In the warmer months, open the huge window for an airy atmosphere.

Fitted by Benchmarx Kitchens & Joinery, the kitchen has been thoughtfully planned to maximise space, with a good range of glossy white cabinetry with recessed handles and wooden tops wrapping around three walls.

White metro tiles with contrasting grout repeat here, this time paired with attractive patterned flooring, helping to reflect the light from the broad casement window screened by privacy film facing the front. The kitchen comes with an integrated Hotpoint oven with a gas hob and extractor hood, a matt-black sink, and space for a freestanding fridge-freezer and a laundry appliance. The boiler is also housed here.

*“A huge floor-to-ceiling window overlooking the communal garden floods the living and dining room with natural light.”*

Living/dining room





Living/dining room







Kitchen







Bathroom







Bedroom





## Bedroom



Frontage



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**APPROXIMATE  
FLOOR AREA  
Ground Floor**  
531 SQ. FT  
(49.36 SQ. M)

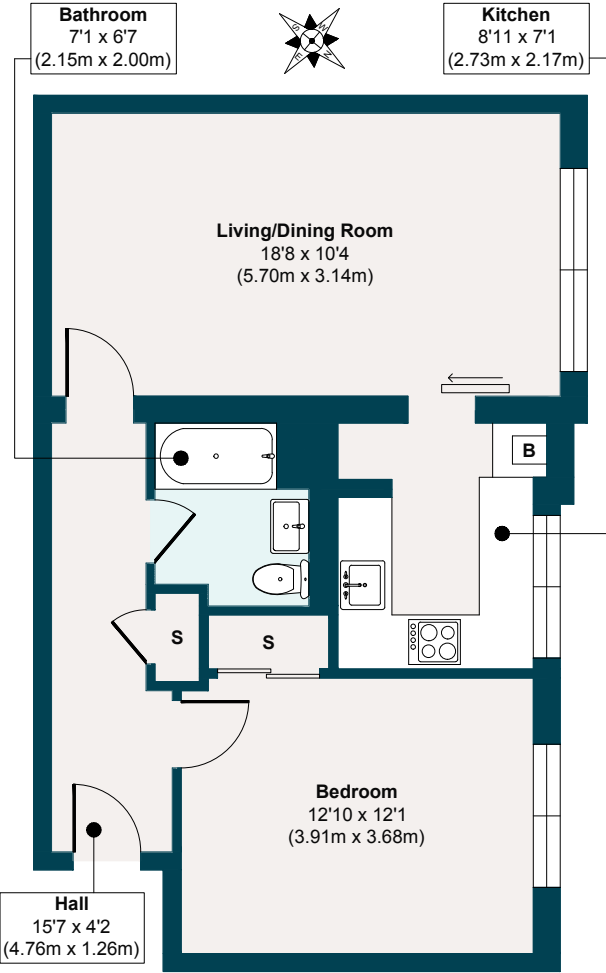


Illustration for identification  
purposes only, measurements  
are approximate, not to scale.

GROUND FLOOR



## The neighbourhood

### GETTING AROUND

Hainault Road occupies a convenient spot in Upper Leytonstone, about a 15-minute walk from Leytonstone Underground (Central Line, 24 hours at weekends) and a similarly short distance from Leyton Midland Road station.

Alternatively, hop onto the A12 and head down to Stratford to shop and enjoy sporting events and concerts at the London Stadium. From there, you can continue to Canary Wharf or take the A11 into the heart of the city.

### IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more. Our local sellers particularly recommend the bar and restaurant at the Sir Alfred Hitchcock Hotel or Filly Brook for drinks, Eat My Pizza, Homies on Donkeys for Mexican fare, and Mum Likes Thai Food.

Other favourites include The North Star, the Heathcote & Star, Nirvana Brewery and Decanteur for drinks; Yardarm for wine; Burnt Smokehouse; San Marino Café

for hearty breakfasts; Out of the Woods or Perky Blenders for great coffee and brunch; Bocca Bocca for delicious pizza; Fitness Hub Leytonstone for community-based exercise classes; the friendly local newsagents for essentials; Primrose Florists for flowers and plants; and the Noted Eel and Pie House. Gail's Bakery, The Ginger Pig, and Harvey's greengrocers

in nearby Wanstead are also regularly mentioned.

Some fantastic open green spaces within walking distance include Hollow Pond (10 minutes) in Leyton Flats and Henry Reynolds Gardens (15 minutes), with Wanstead Flats and Park beyond. Local sellers also recommend walking to Highams Park to

visit the lake and tea hut for pizza.

### SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is 12 minutes away. You can also reach Gwyn Jones Primary (Good) in just four minutes and both Leytonstone School (Good) in three Leyton Sixth Form (Good) in 15 minutes.





## A note from the owners

*“It’s unusual to get a property like this in this part of Leytonstone, and it’s very well connected and convenient for transport links. It’s particularly lovely in the spring and summer when the sun sets on the side of the building.”*







## Notes

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