



For memories made  
and memories to come.

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## Pearcroft Road, Leytonstone E11

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- ◆ Renovated Victorian house
- ◆ Three double bedrooms
- ◆ 20-foot southwest-facing garden
- ◆ Stylish open-plan kitchen extension
- ◆ Newly fitted bathroom & downstairs WC
- ◆ New timber sash windows
- ◆ New column radiators
- ◆ Close to Francis Road
- ◆ Nearby Underground & Overground

Light, airy and sensitively renovated with beautiful, understated décor, this welcoming three-bedroom house has been lovingly updated from top to bottom, adding sophisticated contemporary touches while retaining its period features and charm.

In the last two years, the current owners created a fabulous open-plan kitchen, dining room and living space, opening onto the newly landscaped south-facing garden. The bathroom and WC were fully renovated, and a new boiler was fitted, alongside white column-style radiators.

New timber sash windows were installed, and the house underwent a complete rewiring, featuring new sockets and switches, including tactile toggle switches from the Soho Lighting Company.

Well-connected to both transport links and green spaces, you'll find the house on a quiet, family-friendly street just a few minutes' walk from the popular Francis Road. Shielded by a low rendered wall with scrolled cast-iron railings and gate, it greets you with a refreshed London Stock brick exterior featuring white-painted stone lintels and sills to the new timber sash windows. A paved path leads to a timber front door painted in 'Studio Green' by Farrow & Ball, with attractive reeded glass panels and an overhead transom.

*“Pale-toned engineered flooring begins here and flows throughout the ground floor.”*

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*“The open-plan double reception room enjoys an incredible sightline through to the rear of the house.”*

#### STEP INSIDE

The house has been decorated in a curated palette of calming shades, beginning in the hallway, where walls painted in ‘Slaked Lime’ by Little Greene rise to the intricately coved ceiling. Pale-toned engineered flooring begins here and flows throughout the ground floor.

A part-glazed door to your right opens into the open-plan double reception room, which enjoys an incredible sightline through to the rear of the house. Light spills in from the front-facing sash window, which is fitted

with café-style white louvred shutters. The walls are painted in ‘Willow II’ by Paint & Paper Library, while the coved ceiling features central roses and a pair of pendant fittings, including a modern, sculptural metal pendant. You’ll also find a pair of white triple column-style radiators with brass valves.

Walk through to the fantastic dining kitchen, installed in November 2023, which is bathed in day-long south-facing light from a large picture window, a pair of skylights, a glazed door, and further sliding doors leading to the garden. White handleless cabinetry and open shelving provide copious amounts of storage and are complemented by a three-seater island and an elegant veined marble-look quartz worktop.

Exposed white-painted beams, hung with a stunning pair of Japanese-style

linen pendants and adjustable spots from Corston Architectural Detail zone the dining area, which features a custom-made bench seat that extends the full length of the room and includes both storage and a low-level column-style radiator. Along with the island, it’s an excellent space for parties and gatherings, comfortably seating 11 people.

Integrated appliances include a Smeg range cooker with a concealed overhead extractor, a Bosch fridge-freezer, a Zanussi washer-dryer and a dishwasher. There’s also a generously sized double undermounted sink with a brass mixer tap.

Beyond the kitchen, another seating area, featuring a picture window and sliding doors, creates the illusion of being surrounded by nature. You’ll also find the

boiler discreetly housed in a large storage cupboard here. Returning to the hallway, pass a newly-fitted WC – with matchstick mosaic wall tiles by Ca’ Pietra, basin, loo and walls in ‘Masquerade Light’ (a barely-there pink) by little Greene – before continuing up a staircase laid with a neutral runner.

On the first floor, the runner segues into carpet, which flows into all three double bedrooms. Painted in ‘Slaked Lime’, the peaceful primary fills the front of the house and is flooded with soft light from two tall timber sash windows with column-standing radiators beneath. You’ll find another coved

*“The dining area is excellent for parties and gatherings, comfortably seating 11 people.”*



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ceiling with a pendant light here, along with plenty of storage potential.

Lying adjacent, the second bedroom enjoys views out through a garden-facing window fitted with a bespoke Roman blind. Brightened by a pendant fitting and warmed by a column-style radiator, the room is decorated in neutral 'Portland Stone Light' by Little Greene.

You'll find the family bathroom towards the rear of the house. Zellige-style, glossy, off-white wall tiles; stone-hued floor tiles by Claybrook Studio warmed by underfloor heating; and walls in 'Dimity' by Farrow & Ball provide the backdrop to a shower bath with a glass screen, a brass rainfall shower, and a practical handset. A wide sink with a white vanity and a brass mixer tap sits below a window with a bespoke Roman blind, while

a mirrored cabinet, a contemporary radiator, and a close-coupled loo complete the suite.

#### **OUTSIDE**

Accessed from the kitchen and second reception, the recently landscaped southwest-facing garden extends to 20-foot and is laid with Cotswold stone chippings. Surrounded by new timber fencing, with bamboo-filled planters and four large, evergreen Ligustrum trees, it feels nicely private. It gets the sun all day, making it the perfect spot for barbecues, entertaining or relaxing.

*"The peaceful primary fills the front of the house and is flooded with soft light from two tall timber sash windows."*



## Double reception



Double reception





View to kitchen / dining room





Kitchen / dining room





Kitchen / dining room





Kitchen / dining room





Living room





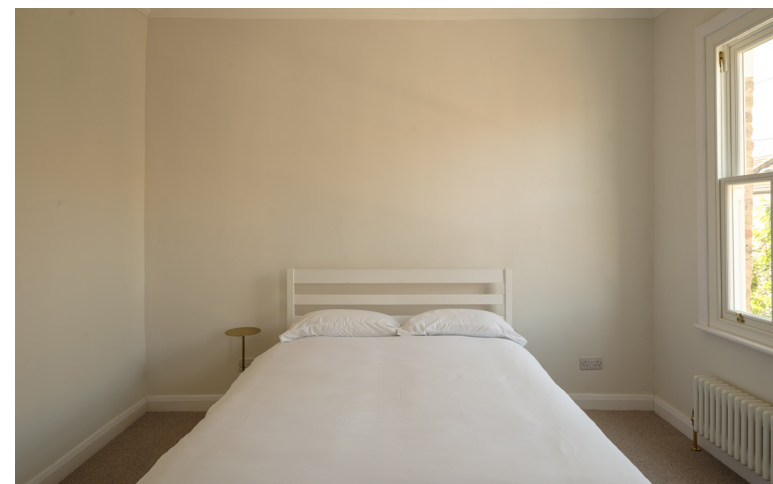
Entrance hall



Stairs to first floor



Primary bedroom



Second bedroom





## Bathroom



## Bathroom



Third bedroom





## Garden





## Garden





Frontage



Pearcroft Road, Leytonstone E11

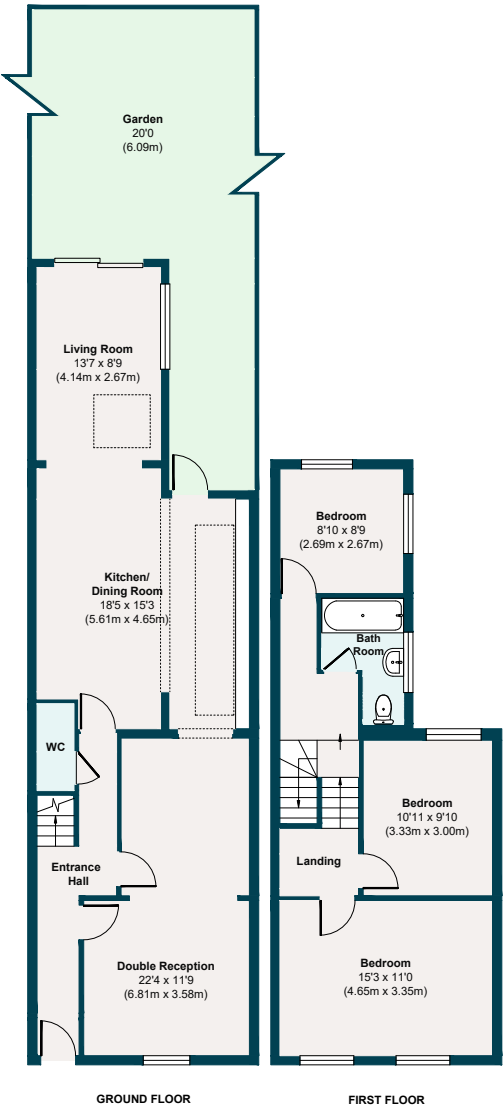
**APPROXIMATE  
FLOOR AREAS**

**Ground Floor**  
738 SQ. FT  
(68.52 SQ. M)

**First Floor**  
504 SQ. FT  
(46.90 SQ. M)

**Gross Internal  
Floor area**  
115.42 SQ. FT  
(115.42 SQ. M)

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



## The neighbourhood

### GETTING AROUND

With numerous local transport options, including several bus routes that stop in Grove Green Road, the property is exceptionally well-connected. Equidistant between Leytonstone (13 mins' walk) and Leyton (15 mins) Tube stations and close to Leytonstone High Road Overground (11 mins), you can make short work of getting into Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead, and Stratford.

### IN THE NEIGHBOURHOOD

Pearcroft Road is just a few minutes' walk from the wonderful village scene on Francis Road, with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist. Events are regularly hosted on the road, from the recent 'Francis Road Lates' with food trucks, cocktails, and discos for the kids to Halloween parties and Christmas carols.

Several great pubs – the Red Lion, The Northcote, Heathcote & Star and The Filly Brook – as well as High Road Leytonstone's pubs and cafés, are all within a short wander.



The current owners also particularly recommend breakfast, lunch and coffee at Unity Café; drinks and barbecues at Heathcote & Star; the excellent fish and chips (including gluten-free options) at Chris' Fish Bar; The Olive for Turkish food and flamenco nights; and the delicious fare at Mum Likes Thai Food. They also love the friendly vibe at Studio M reformer Pilates studio next to Leytonstone High Road station (followed by coffee and a brownie at Matt's Cup).

There are several local parks in the area, as well as good running routes that lead to

Hackney Marshes, Wanstead Flats (where you can drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, both nearby. Also worth visiting are Brewster Road Park (adjacent to a community garden), Harrow Playing Fields, Jubilee Pond, Victoria Park, Hackney Bumps Skate Park and Sidmouth Park.

Alternatively, head to Stratford for retail therapy at Westfield and enjoy the wide-open spaces in Queen Elizabeth Park. The development around the park is on

the rise, with the new East Bank cultural hub opening up world-class cultural experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

### SCHOOLS

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (an eight-minute walk, Ofsted-rated 'Outstanding') and Dawlish Primary (16 minutes), with the area particularly well-located for sought-after activities and groups for babies, children, and parents.



## A note from the owners

*“The kitchen is our favourite room – you can comfortably work, watch TV, read a book, socialise, cook and eat there – while the more formal front living room is perfect for movie nights and houses a large Christmas tree at the end of the year! We’ve also enjoyed the fantastic location – getting to know the friendly neighbours and having the convenience of being around a ten-minute walk from three stations, and five minutes from Francis Road, both Leytonstone and Leyton High Roads, and all of the lovely amenities in between.”*





## 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.

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**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  
**Email:** lscullion@barrettslaw.co.uk

### SURVEYORS

**Contact:** Yassar Hussain  
**Title:** BSc MRPSA – RICS Registered Valuer & Building Surveyor  
**Company:** Crown Survey & Valuation  
**Phone:** 020 4522 8366  
**Email:** yassar@crownsurveyors.co.uk

**Contact:** Ronnie Campbell  
**Title:** BSc MRICS – Managing Director  
**Company:** London Building Surveyors  
**Phone:** 020 8257 5766  
**Email:** ronnie@londonbuildingsurveyors.com

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