

For memories made
and memories to come.

Claude Road, Leyton E10

- ◆ Ground-floor Abraham maisonette
- ◆ Two double bedrooms
- ◆ 136 years remaining on the lease
- ◆ Renovated kitchen & bathroom
- ◆ Separate living room with bay window
- ◆ West-facing rear garden
- ◆ Five-minute walk to Francis Road
- ◆ Nearby to Overground services

Nestled in a row of Victorian terraced homes built by famed local developer J G Abraham in the late 1800s, this beautifully decorated and renovated two-bedroom maisonette lies on a quiet street adjacent to Francis Road. Double-glazed windows, a Vaillant boiler, and traditional column radiators warm the characterful interior, where period-appropriate doors with Suffolk Latch handles open to reveal light-filled, high-ceilinged rooms painted in rich Farrow & Ball and Lick shades.

In addition to reconfiguring the layout in the kitchen, which was replaced in the process, refurbishing the bathroom, and insulating and sound-proofing the living room ceiling, the current owners also fitted Corston switches and sockets (a select

few with USB-C ports) and reinstated the fireplaces to create a home that balances style with character features.

STEP INSIDE

Upon arriving at the house, you are greeted by a charming colonnaded bay window framed by a low brick wall and a Victorian tiled path. Cross the patio to reach a recently replaced recessed front door, painted red and adorned with gold-plated fittings, and a transom window (both installed by the London Door Company).

Inside, tall walls decorated in ‘Oxford Stone’ by Farrow & Ball join exposed floorboards for a paired-back look that highlights an incredibly high ceiling with a central pendant, while sunlight streams in from the glazing and transom window behind.

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“Follow the beautiful floorboards into the living room to discover a spacious and cosy hub focused around a reclaimed Victorian fireplace.”

Follow the beautiful floorboards into the living room to discover a spacious and cosy hub focused around a reclaimed Victorian fireplace with marble surround and a new hearth. Fitted by a specialist craftsman, it's flanked by a marble mantelpiece and floating shelves, painted in calming 'Oval Room Blue' by Farrow & Ball to match the walls. The living room is further warmed by a traditional cast-iron radiator beneath a fabulous bay window with fitted wooden shutters that filter the southerly sunshine.

Continue along the hall to find the main bedroom – a lovely double that fuses bold

Lick 03 red walls with gorgeous floorboards and a fireplace to match the living room. Meanwhile, a tall awning window with a fitted roller blind and a white column beneath overlooks the garden.

Carry on to reach the dining kitchen, which is lit by a combination of dimmable and under-counter spots and a large window and part-glazed door to the side. Opened up, sound-proofed, and rewired during the 2022 renovations to maximise the layout, it's a fabulous social hub featuring pale green cabinetry from DIY Kitchens with soft-close drawers, gold-plated Plank handles, white tops, and two pull-out, pantry-style, full-height drawers. Crisp white paintwork, a tiled splashback, and wood-effect flooring complete the aesthetic.

Integrated appliances include a Bosch oven (self-cleaning) and microwave oven,

a Zanussi induction hob, a piped Samsung extractor hood, a Samsung fridge-freezer, a Bosch washing machine and a Beko dishwasher.

At the back of the property, you'll discover a charming double bedroom painted in Lick 02 – a warm, golden yellow – on the lower walls and brilliant white above. With a central pendant, wooden bookshelves, and a tall window with a roller blind framing the garden, it feels very peaceful – the perfect guest room, nursery, or home office.

The spot-lit bathroom lies next door. Fitted by Victoria Plumbing and warmed by a heated towel rail, it's filled with beautiful scintilla black star pattern tiles (from Tiles Direct) and a white metro-tiled splashback with contrasting grout that complements the Lick 05 pink walls. The sanitaryware has been carefully chosen to reflect the period, from the Chatsworth bath with

glass screen, Chatsworth taps, and rainfall shower head to the Burlington basin and traditional-style close-coupled loo. You'll also find a deep-set side window and custom shelves for practical storage.

OUTSIDE

Facing the west, the garden is wonderfully warm on summer afternoons, with the rear decked area offering the perfect suntrap for evening drinks and barbecues. It's very private, too, having been fully enclosed by tall fence panels, while easily maintainable plant borders frame a neat lawn with a useful storage shed.

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Living room

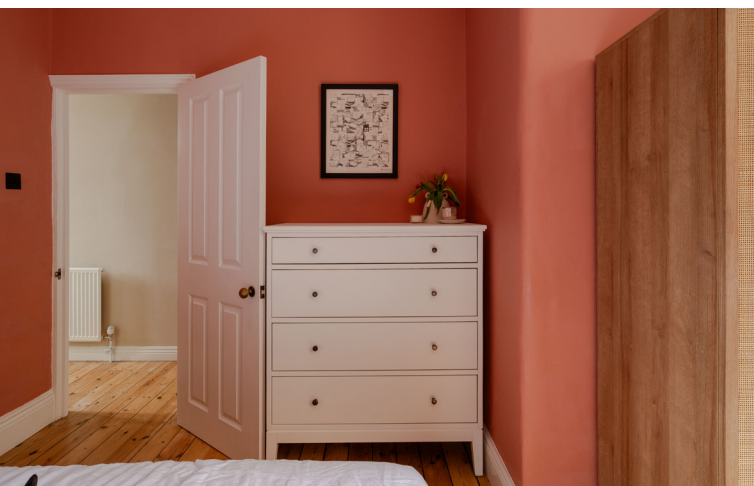




Living room



Primary bedroom





Primary bedroom



Dining kitchen





Dining kitchen





Second bedroom



Bathroom



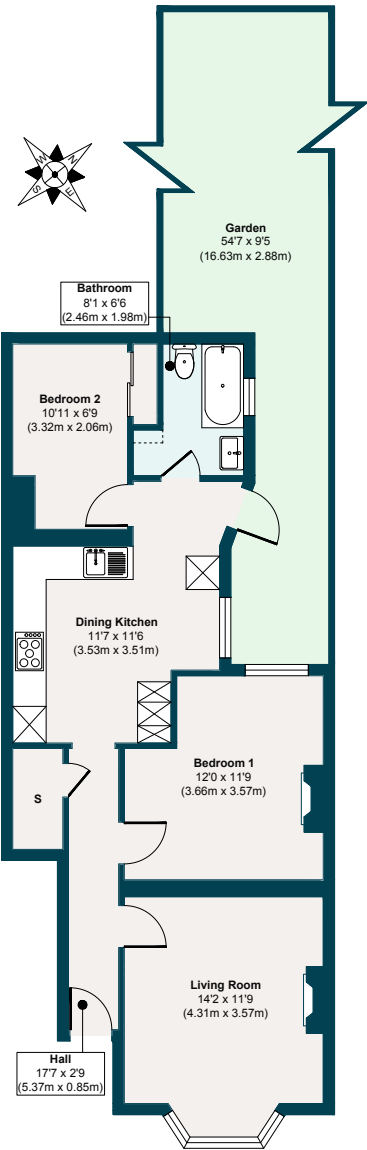
Garden



Front of house



Claude Road, Leyton E10



**APPROXIMATE
FLOOR AREA**

Ground Floor
658 SQ. FT
(61.16 SQ. M)

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

The neighbourhood



Francis Road, E10

GETTING AROUND

The Overground at Leyton Midland Road is just a nine-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at either Leytonstone or Leyton is a 15 and 20-minute walk, respectively, making light work of getting into the City, the West End, Canary Wharf and South Bank, with

Stratford just one stop away.

IN THE NEIGHBOURHOOD

Just moments from Francis Road, Claude Road is situated in one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local businesses. Firm favourites include Yardarm wine bar, Phlox bookstore,

Dreamhouse Records, Edie Rose florist, Marmelo Kitchen, and Pause yoga studio.

Our local sellers particularly recommend the Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Yardarm wine bar. Also nearby are Heathcote & Star and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is a 15-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

You can reach Stratford by foot, with Hackney Marshes and Queen Elizabeth Olympic Park nearby. Here, you'll also find the Lea Valley Hockey and Tennis Centre, VeloPark, and London Aquatics, which are easily accessible along with the Westfield shopping centre. The development around the park is on the rise, with the new East Bank cultural hub including world-class experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

SCHOOLS

Popular and well-performing schools with an Ofsted rating of 'Good' or above include two local primaries, Dawlish (nine minutes' walk) and Newport (eight minutes), and Norlington Secondary & 6th Form for Boys (just two minutes), and Connaught School for Girls (nine minutes).

A note from the owners

“This was our first home together – we got engaged during the renovations, got married and then had our son here. It’s been a beautiful place to become a family. The combination of having access to a wide range of cafes, bars, pubs and restaurants, quick connections into Hackney and beyond, the closeness to green spaces and the incredibly welcoming community around Francis Road (monthly community events and parties, active community improvement projects) and neighbours we have made real and lasting connections with, we have hit a real sweet spot of London life.”



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