

Twickenham Road | Leytonstone E11

*For memories made
and memories to come.*

TWICKENHAM ROAD, LEYTONSTONE E11

- ◆ First-floor Victorian maisonette
- ◆ Two bedrooms
- ◆ Immaculate contemporary décor
- ◆ 28ft south-east-facing private garden
- ◆ On the popular Abrahams Estate
- ◆ Near to Overground & Underground
- ◆ Near to village scene on Francis Road
- ◆ Share of freehold

Stylish and beautifully renovated, this lovely two-bedroom Victorian maisonette is bright, airy and cleverly configured to maximise the natural light in every room. Nestled close to the thriving Francis Road, it blends a contemporary palette of materials with lovingly restored period features for a very special, spacious feel.

Purpose-built, the property belongs to the historic J G Abraham era, which saw Twickenham Road and the surrounding streets gain around 500 apartments in the

late 1800s, reflecting the Victorian talent for thoughtful and liveable spaces. These sought-after homes lend themselves to well-thought-out improvements, illustrated perfectly here.

Over the past few years, the current owners have sensitively finished the property to a high standard. This included fitting a new kitchen and bathroom in late 2021, commissioning plenty of custom-designed storage, and landscaping the leafy private garden. Every detail has been carefully considered, from reinstating the wonderful original ceiling moulding and window architraves to installing new cast-iron, four-column radiators and matte black door handles, switches and sockets.

“An original cast-iron fireplace with a black hearth forms the centrepiece of the dining area.”

“A dusky pink feature wall echoes the tones of the terrazzo floor.”

From the tree-lined street, you're met by a classic Victorian exterior of London stock brickwork, with stone columns and lintels to the bay windows. A traditional black-and-terracotta tiled path leads past a foliage-filled front garden to a recessed porch where, to your right, you'll find a private red four-panelled front door.

Step through to a ground-floor hallway with space for coats, illuminated by a tall front-facing window, then continue up a staircase with painted risers and painted treads to arrive at a split-level landing. The

characterful original floorboards here have been painstakingly sanded and varnished, flowing into the open plan dining room and kitchen beyond.

The kitchen pairs under-lit matte seagrass green cabinets with brass half-moon handles (imported from Germany) and a tactile, hardwearing Minerva marble-look worktop and upstand. The walls – as in most of the rooms – have been painted a fresh white, while other design details include shelves made with reclaimed scaffold boards, two stylish concrete pendant lights, and a fabulous cast-iron four-column radiator – one of several throughout the property.

An under-mounted Reginox sink with brass mixer tap sits below the garden-facing

window, while integrated appliances include a Beko oven, four-ring Smeg gas hob and overhead extractor, a Beko dishwasher, and under the counter Fridgemaster fridge and separate freezer.

Lit by a large casement window with a four-column radiator beneath, an original cast-iron fireplace with a black hearth forms the centrepiece of the dining area. Timber shelves line the alcove to the right, while a clever bespoke cupboard with shelves and a pull-out desk has been fitted to the left. Over the table area, an attractive yellow and green factory-style ceiling light adds a cheery pop of colour.

The modern family bathroom lies towards the rear of the house and is lit by a dappled

frosted window. To the walls, slim matte white metro tiles have been laid in grid formation with contrasting charcoal grout, while striking Terrazzo Nouveau Cognac porcelain tiles by Mandarin Stone run underfoot.

There's a bath with matte black taps, rainfall shower, and Crittal-style glass screen; a dark navy vanity basin with matching black mixer tap; and a close-coupled loo with a black

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seat. A dusky pink feature wall echoes the tones of the terrazzo floor, while bespoke inbuilt storage cabinets house both the boiler (new in 2017) and space for a washing machine.

Returning to the hallway, an overhead loft hatch opens to a pull-down ladder and a large boarded loft, providing plenty of storage. Additional space for belongings, including a shoe rack, can also be found in a bespoke cupboard on the landing.

You'll find the well-appointed living room at the front of the house, flooded with light from the tall bay window. There's plenty to love here, from the column-style radiator, floating alcove shelves and blue-black feature wall painted in Basalt by Little Greene, to the refurbished original floorboards and cast-iron fireplace with Arts and Crafts floral detail tiles, matte black surround, and custom-made hearth. But the real showstopper is the stunning coved ceiling, which features beautiful restored original lattice moulding and a central rose – a fantastic, seldom-seen detail that elevates the room.

Adjacent, the primary double bedroom has a peaceful vibe with fresh white walls, soft neutral carpet, and a characterful exposed brick chimney breast offset by a blue-tiled

hearth to the void. The window enjoys views over the garden and is fitted with a bespoke white roller blind. You'll also find a column-style radiator as seen elsewhere and tall wardrobes.

The second single bedroom lies next to the living room and shares the same detailed lattice moulding to the ceiling, along with a factory-style pendant. Lit by a tall casement window with fitted roller blind, it's currently a nursery but could easily be used as a home office. Original sanded floorboards feature here too, while you'll also find bespoke shelves, a cupboard, and a column-style radiator.

Outside, the south-east-facing 28ft private garden is accessed by stairs leading down from a small landing beyond the kitchen. The

garden has a lush, tropical and tranquil feel, with leafy plants including Fatsia japonica, Chusan palm, jasmine and Cercis, as well as a fig tree, Japanese Acer and a productive grapevine.

Enclosed with timber fencing, a small wooden decked seating area – perfect for coffee – leads to an area laid with slate chippings before stepping up to a longer split-level seating space. The owners tell us the morning sun hits the decking nearest the house until lunchtime before the light slowly travels down the garden during the day, allowing the seating area at the rear to enjoy the last of the evening's rays.

“The garden has a lush, tropical and tranquil feel.”



LIVING ROOM



DINING ROOM



KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



GARDEN

FRONT OF HOUSE



TWICKENHAM ROAD, LEYTONSTONE E11

APPROXIMATE FLOOR AREAS

Ground Floor

44 SQ. FT (4.06 SQ. M)

First Floor

676 SQ. FT (62.84 SQ. M)

Gross Internal Floor area

720 SQ. FT (66.90 SQ. M)

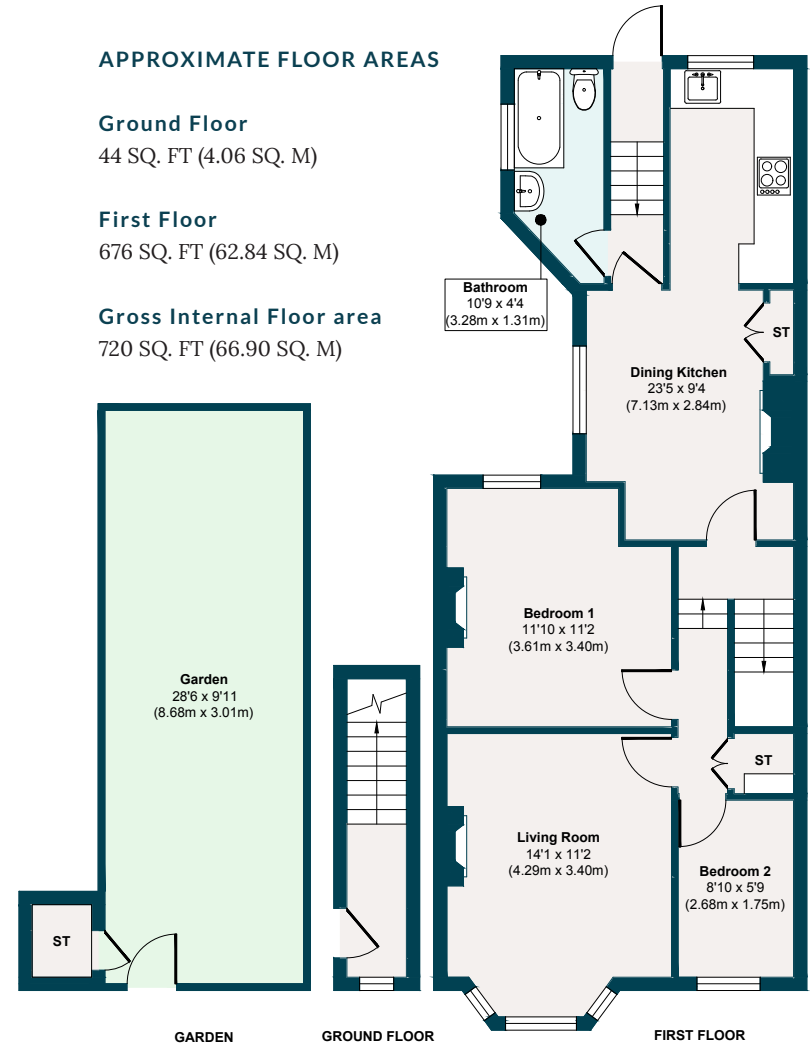


Illustration for identification purposes only, measurements are approximate, not to scale.

THE NEIGHBOURHOOD



Heading into the neighbourhood, the local lifestyle is varied and full. The wonderful village scene on Francis Road is just 5 minutes' walk away with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread; Morny bakery for an amazing selection of sweet and savoury treats; Yardarm for lunch, dinner and the fantastic wine shop; Phlox bookstore; and Pause yoga and Pilates studio.

The current owners recommend Unity Café with its outdoor terrace, Perky Blenders for coffee, and Homies on Donkeys for tasty tacos. Four great pubs – The Northcote, Leyton Technical, Heathcote & Star and The Filly Brook – and High Road Leytonstone's pubs and cafés are all also within a short wander.

With so much local transport, including plenty of local bus routes stopping on

nearby Grove Green Road, the property is extremely well connected. Leytonstone Tube and High Road Leytonstone Overground stations are both a short walk away, making it easy to get to Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead, and Stratford for retail therapy at Westfield and wide-open space in the Queen Elizabeth Park.

There are several local parks in the area – the current owners recommend Abbots Park, Henry Reynolds Gardens and Sidmouth Park, to name a few – as well as good running routes through to Hackney Marshes, Wanstead Flats and Epping Forest. Also nearby are several well-performing local schools, including George Tomlinson, Newport Primary (Ofsted rated 'Outstanding') and Norlington for Boys, along with numerous nurseries.

A NOTE FROM THE OWNERS

“This has been the perfect first home for us to start our family, and although it took us a long time to finish the renovations, it’s been incredibly worth it. Despite being a flat, it feels so spacious, particularly the dining/kitchen area – a great place to cook together – and the lounge room, with its lovely original ceiling. It gets the last of the sun in the afternoon and is so nice and light, even in the winter months.

We also enjoy sitting in the garden on the varied decks, catching the sun throughout the day or having barbecues with friends in the summer. We love the local community here, the proximity to Francis Road, and the easy access to the centre of London, with the Central line just a 12-minute walk away.”



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