

For memories made
and memories to come.

Ferndale Road, Leytonstone E11

- ◆ Two-bedroom first-floor Victorian flat
- ◆ Refurbished modern bathroom
- ◆ Stylish fitted kitchen
- ◆ South-facing living/dining room
- ◆ Double-glazed windows
- ◆ Smart thermostatic controls
- ◆ Moments from Wanstead Flats
- ◆ Nearby to Leytonstone Overground

Set just a five-minute stroll from Leytonstone High Road Overground and moments from the open greenery of Wanstead Flats, this light-filled flat features a south-facing living room, smart thermostatic controls, and modern double-glazed windows for year-round comfort. The kitchen and bathroom were refurbished in 2021, with sleek finishes and a contemporary design that blends effortlessly with the neutral décor and inherent Victorian charm.

STEP INSIDE

The flat's exterior is classically Victorian, fusing London Stock brickwork with elegant white stone lintels and a colonnaded bay window with foliage capitals. A low brick

wall screens the front patio, which leads to a traditional recessed front door opening into a shared hallway.

From here, a private front door opens to your apartment. Notice the high, coved ceiling as you follow the striped carpet up onto a split-level landing, which is brightened by low-hanging globe pendants and warmed by a vertical flat-panelled radiator in white to match the walls. You'll find space for storing coats and shoes on the upper landing.

At the front of the flat, twin sash windows with radiators beneath drench the living room in southerly sunshine. Once again, the tall white walls, trimmed with cornicing, bring instant character to the space. At the same time, a central bubble chandelier

“Twin sash windows with radiators beneath drench the living room in southerly sunshine.”



mimics the natural shape of a tree, echoing the wooden blinds and walnut wood alcove shelving flanking a wall-mounted TV point.

The fitted cream carpet and coved white walls repeat in the adjoining primary bedroom. A good-sized double, it's lit by a rose-crowned pendant and casement window with a Roman blind and radiator beneath. It also benefits from customised IKEA PAX wardrobes with panelled doors to match the contemporary-meets-period feel.

Continue along the lower landing to discover the bathroom. Renovated in 2021, the bathroom combines high-quality format tiles with a bespoke bifold Pilkington glass screen with chrome hinges to the central rainfall shower (with handheld attachment) above the double-ended bath, creating a stylish finish. It also features a chrome heated towel rail, a basin with a square chrome tap and mirrored cabinet above, and a concealed cistern loo.

Beyond, the spot-lit kitchen pairs glossy neutral cabinetry with white stone tops

(fitted in 2021) and a coordinating metro-tiled splashback. A large window above the 1.5-bowl sink brightens the surfaces and the wood-effect flooring underfoot, while integrated appliances include an oven with an electric hob and extractor hood, and a concealed washing machine, dishwasher, and fridge-freezer. The Logic combi boiler is also discreetly housed here.

At the back of the flat, bedroom two enjoys a leafy view from a broad casement window screened by a Roman blind. The customised IKEA PAX wardrobes, fresh white walls, and carpet match the main bedroom, creating a serene backdrop for sleeping or working from home. The flat also offers access to a useful loft space.

“The bathroom combines high-quality format tiles with a bespoke bifold Pilkington glass screen with chrome hinges to the central rainfall shower.”

Living room





Living room



Primary bedroom



Landing



Bathroom



Kitchen



Second bedroom



Frontage



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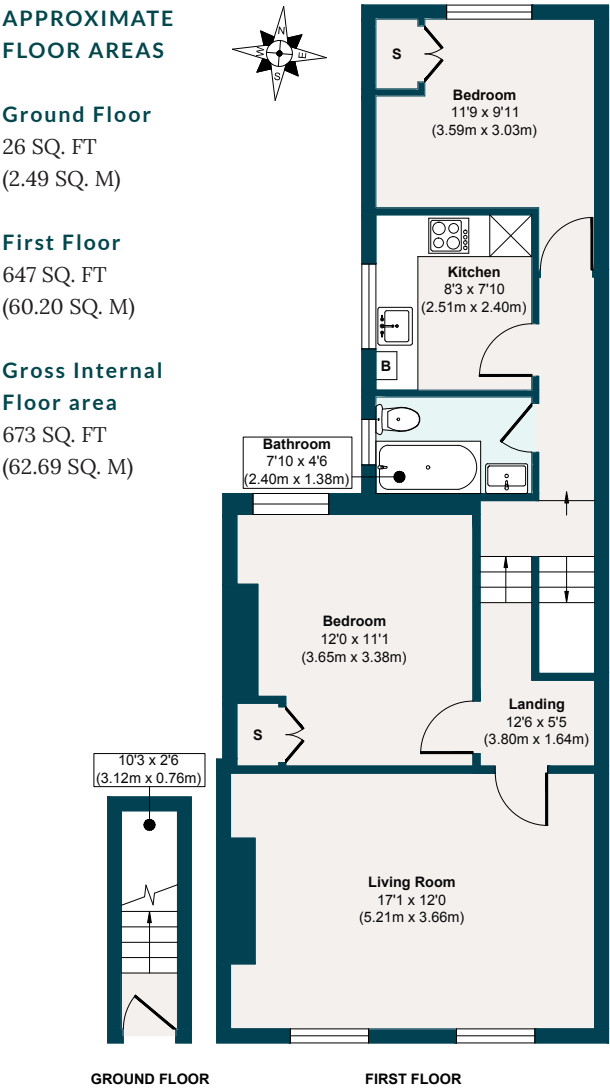


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood

GETTING AROUND

Leytonstone High Road (Suffragette line – Gospel Oak to Barking Riverside) is just a four-minute walk. Meanwhile, Central line services run from Leytonstone Tube (10 minutes). The Elizabeth line from Forest Gate, which is reachable on foot in 30 minutes, will take you to Stratford in four minutes, Bond Street in 21 minutes, and London Paddington in 25 minutes. Additionally, the 257 and W14 bus routes stop conveniently at the end of the road.

IN THE NEIGHBOURHOOD

Set in Leytonstone and within striking distance of Forest Gate, Ferndale Road offers the best of both neighbourhoods. The flat is perfectly located for a ramble around Wanstead Flats (at the end of the road), Bush Wood and Jubilee Pond – wonderful, wild outdoor spaces, whatever the season.

Wanstead Flats is a popular spot for picnics, local games, and recreational sports, especially on weekends, and hosts a park run every Saturday. From here, you can walk to Bush Wood (around five minutes) and the entrance to Wanstead Park (about 15 minutes), both beautiful, leafy havens. With the Olympic Park, canals, and Hackney



Marshes a short distance away, there's plenty more to explore on your doorstep.

In Leytonstone, our local sellers particularly recommend Back to Ours for coffee, which is part of the Good Shepherd Studios – a community cultural space with creative arts, Pilates, children's events and a community garden. They also recommend heading to the North Star for a drink, Homies on Donkeys, Leytonstone Tavern, Panda Dim Sum, Filly Brook, Bocca Bocca, Yard Sale Pizza, and Mum Likes Thai Food, as well

as Studio M Pilates, a stone's throw away in the arches of the Overground station. Other sellers mention The Pastures Youth Centre for sports.

A short walk across Wanstead Flats, Forest Gate also has a thriving food and drink scene, including excellent food and wine at Joyau, beer at Pretty Decent Beer Co, and coffee at Tamping Grounds. The Holly Tree and Wanstead Tap are lively and friendly local pubs, as is The Rookwood Village pub with its stylish interior, deck, and electronic

darts. Additionally, The Can Club is a lovely café for children and parents.

SCHOOLS

Local schools rated 'Outstanding' by Ofsted include Davies Lane Primary (on the next road – a four-minute walk) and Acacia Nursery School (ten minutes). George Tomlinson Primary is also rated 'Good' (five minutes). Connaught School for Girls and Buxton Secondary are rated 'Good' by Ofsted, and both are around 15 minutes on foot.

A note from the owners

“This was my first home in Leytonstone – I fell in love with the area and felt settled right away. Over the years, it has been the base supporting some of the biggest moments of my life, including meeting my husband and getting married. The neighbourhood has a special charm, with its cosy coffee shops, welcoming pubs, green spaces, and a real sense of community. I’m so excited for whoever calls this place home next.”



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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