



For memories made  
and memories to come.

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## Shortlands Road, Leyton E10

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- ◆ Three-bedroom Victorian house
- ◆ Reinstated original plasterwork
- ◆ Original floorboards
- ◆ Heritage colour palette
- ◆ Bespoke kitchen
- ◆ 31ft east-facing garden
- ◆ Loft extension potential
- ◆ Nearby Underground & Overground

Stylish and sensitively renovated, with beautiful décor, period features, and carefully crafted details at every turn, this welcoming three-bedroom house has been lovingly updated from top to bottom while retaining its considerable Victorian charm.

In recent years, the current owners have fitted a new bespoke kitchen and bathroom; laid oak herringbone wood flooring; fitted new uPVC sash windows, Crittall-style steel patio doors and louvred shutters; professionally stripped the original Victorian doors, adding tactile brass handles; replaced switches and sockets with brass and black fittings; and installed attractive column-style radiators in every

room. In addition, the brickwork at the back of the house was repointed last year.

Decorated in muted heritage shades throughout, you'll also find plenty of bespoke storage (the current owner is a skilled carpenter) and restored period details such as ceiling roses, cornicing, finials, and fireplaces.

Well-connected to transport links and green spaces, the house greets you with a neutral-painted brick exterior, with stone sills and decorative surrounds to the bay windows. A cast-iron gate in a low brick wall opens to a stone path leading to a recessed porch. The new four-panelled timber front door is painted in Mylands 'Bond Street' blue, with a gilded numbered transom and brass furniture, including a pretty pineapple door knocker.

*"The lovely oak-engineered herringbone flooring leads through to the dual-aspect living room."*

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*“Metro wall tiles in herringbone formation and striking Ca Pietra Lilypad porcelain floor tiles in peacock blue combine to super-stylish effect.”*

#### STEP INSIDE

In the light and airy hallway, calming neutral walls highlight the fantastically well-preserved ornate coved ceiling. At the same time, a sunny yellow hue on the back of the front door adds a playful pop of colour.

A black column-style radiator sits to your right, while the lovely oak-engineered herringbone flooring leads through to a dual-aspect living room on your left. Filling the space with sunlight, the front bay has been fitted with tier-on-tier white timber louvred shutters, keeping things cool in summer yet retaining the heat in winter for a wonderfully cosy feel.

With walls painted in ‘Stone II’ by Paint & Paper Library up to a coved ceiling with a stunning ornate ceiling rose and Sputnik-style chandelier, it’s warmed by an original, working cast-iron fireplace (with black surround, newly tiled bottle green hearth, and bespoke shelving to both alcoves), and a pair of radiators.

The rear reception is lit by a black industrial pendant and a steel-framed picture window with a bespoke stacked Roman blind. Framed by custom-made blue-painted bookshelves and cupboards, it’s the ideal spot to chill out with some records or a good book.

Returning to the hallway, pass a neat integrated storage and a coat cupboard under the stairs to reach the large dining kitchen. Installed in 2020, the flat-fronted units from DIY Kitchens feature bespoke elements and ‘Studio Green’ paintwork by Farrow & Ball. They pair with a white quartz worktop and upstand with pale Mosaic Factory Zellige tiles.

White walls contrast nicely with the oak herringbone flooring, and the room is flooded with light from all angles, thanks to the Crittall-style side-facing window, wide matching French doors to the garden, and frameless roof light with swagged Flowerpot pendant over the dining area, which echoes that in the hallway.

Appliances include an IKEA induction hob, Miele oven, Bosch dishwasher, a separate integrated fridge and freezer and Zanussi washer/dryer. The under-mounted sink with brass mixer tap looks out onto the side return, with its bold Farrow & Ball ‘Red Earth’ wall and attractive wooden screen. Other considered design details include oak open shelving, black wall lights, a black vertical column-style radiator, and a custom-built wall-hung media unit in the seating area to the rear.

Back in the hallway, a staircase with jute herringbone runner and dramatic ‘Studio Green’-painted spindles and bannister

leads to the first floor, where restored original floorboards run into all the bedrooms.

The primary bedroom fills the front of the house and is bathed in light from the bay window, which is fitted with louvred shutters and a column-style radiator beneath. Walls painted in ‘Dimity’ by Farrow & Ball give the room a peaceful, calm feel, with a cast-iron surround and a monochrome geometric tiled hearth providing a nice contrast. There’s plenty of room for freestanding storage, a central pendant gracing the rose to the coved ceiling, and high-level bespoke alcove shelves for plants or books.

*“Framed by custom-made blue-painted bookshelves and cupboards, it’s the ideal spot to chill out with some records or a good book.”*

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The second double bedroom lies adjacent. Farrow & Ball's 'Vert de Terre' soft green walls nod to the garden, seen through a rear-facing window fitted with solid shutters. The room also features a white column-style radiator and a central pendant.

Currently used as a child's bedroom painted in inky blue 'Azurite' by Edward Bulmer to the picture rail, the third double would make an equally fabulous home office, exercise space or nursery, with a large, newly fitted uPVC sash window with column-style radiator beneath, and a pendant fitting.

Sitting between the bedrooms, the family bathroom lies towards the rear of the house, where white metro wall tiles in herringbone formation and striking Ca Pietra Lilypad porcelain floor tiles in peacock blue combine to super-stylish effect. There is a new sash window with frosted lower panes, while the counter basin has a bespoke oak vanity with a grey marble top, together with Crosswater brass wall-mounted taps.

A close-coupled loo and bath with an overhead rainfall shower and pivoting glass screen complete the suite. There's also a black towel rail radiator, an oak wall shelf and a pair of contemporary drop pendant lights.

## OUTDOORS

The east-facing garden enjoys the sun most of the day and extends to 31 feet. The kitchen doors open with a small step onto a paved stone patio – perfect for barbecues and entertaining – which leads onto a lush, grassy lawn.

Surrounded by timber fencing, it feels surprisingly private, with sleeper-edged beds full of mature roses, ceanothus, lilac, eucalyptus, verbena and passion flowers providing a riot of colour and scent. Tucked away at the rear is a handy full-width storage shed, currently used as a small workshop, and even room for a playhouse.

*“The east-facing garden enjoys the sun most of the day and extends to 31 feet.”*



Front reception room







Front reception room







Rear reception room







Hallway





Dining kitchen







Dining kitchen







Dining kitchen





## Dining kitchen





Primary bedroom







Primary bedroom







Second bedroom







Bathroom





Third bedroom







Garden





Front of house



Shortlands Road, Leyton E10

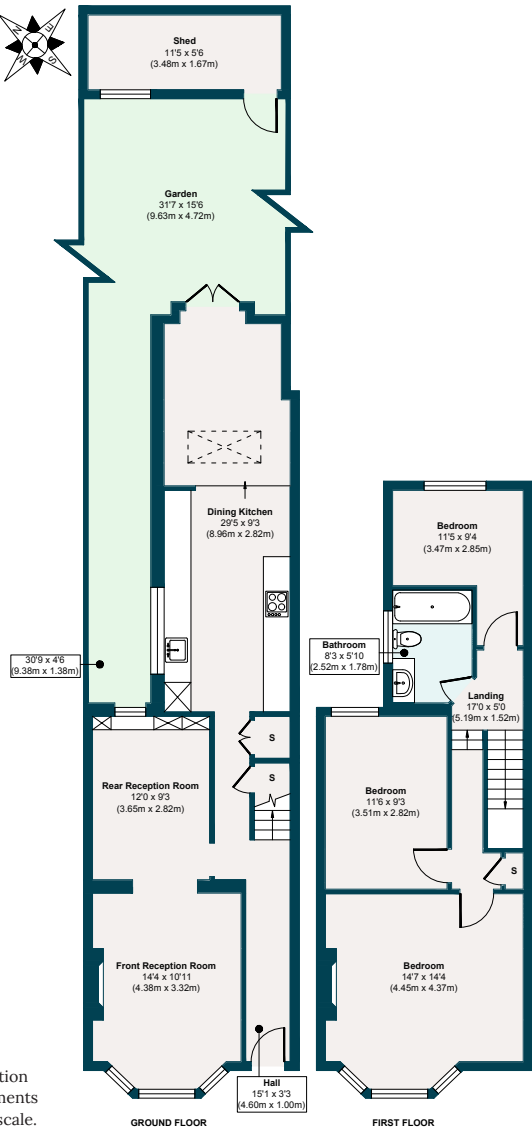
**APPROXIMATE FLOOR AREAS**

**Ground Floor**  
728 SQ. FT  
(67.70 SQ. M)

**First Floor**  
538 SQ. FT  
(50.07 SQ. M)

**Gross Internal Floor area**  
1266 SQ. FT  
(117.77 SQ. M)

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



## The neighbourhood

### GETTING AROUND

Shortlands Road occupies a convenient spot in Leyton, just 20 minutes from Walthamstow Central station (on both the Victoria line and the Overground, 18 minutes to Liverpool Street). It's easy to access Overground connections at Leyton Midland Road station, within a 12-minute walk, and Walthamstow Queen's Road reachable in around 18.

### IN THE NEIGHBOURHOOD

The current owners particularly recommend brunch at Bromley's Café; Gravity Well taproom; Leyton Calling (a tropical cocktail bar under the arches near Leyton Midland Overground station); The Castle Pub for a great roast; and both The Heathcote and Star and The Leyton Engineer – with the team behind The Engineer set to open another newly refurbished pub round the corner soon.

Local sellers also often recommend Burnt Smokehouse (favourably reviewed by Jay Rayner), Perky Blenders for delicious coffee, Homies on Donkeys for authentic tacos, and the bar and restaurant at the Alfred Hitchcock Hotel.



Shortlands Road is brilliantly positioned between Leyton and Walthamstow, so the many independent shops and eateries on the popular Francis Road are just a stroll away, while an 18-minute stroll in the opposite direction will bring you to Walthamstow Village, where other top choices include Eat17, Wildcard Brewery, Pillars Taproom and Parish Wines. The East Bank near Hackney Wick is another great spot for a weekend stroll.

Some fantastic open green spaces within walking distance include Leyton Manor Park on the corner, Abbotts Park (10 mins), Hollow Pond (30 mins). Wanstead Park and Flats extend beyond for walking, cycling, and 'the best tea hut in the world'. Walthamstow Marshes, Hackney Marshes and Victoria Park are also not far away.

Alternatively, hop onto the 69 or 97 bus and head down to Stratford for shopping or to

enjoy sporting events and concerts at the London Stadium; continue to Canary Wharf or take the 55 into the heart of the City.

### SCHOOLS

School options include Riverley Primary School (13 min walk), Willow Brook Primary School (14 mins) and Barclay Primary School (11 mins) all Ofsted-rated 'Outstanding'. And George Mitchell Primary School (9 mins) rated 'Good'.



## A note from the owners

*“We love that the house is bright and airy in summer and really cosy in winter. We’ve worked hard to reinstate all the original features and hope we have managed to create a home with character. Leyton has a wonderful sense of community, and we live on a lovely, friendly street with great neighbours. The location is fantastic, sitting between Walthamstow and Leyton with good transport links and easy access to both Clapton and Stratford.”*





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