

*For memories made
and memories to come.*

OAKDALE ROAD, LEYTONSTONE E11

- ◆ Two-bedroom Victorian home
- ◆ Beautiful minimalist design scheme
- ◆ Bright modern kitchen & bathroom
- ◆ Sunny landscaped garden
- ◆ Bespoke garden studio
- ◆ 17-minute walk to Wanstead Flats
- ◆ Moments from Francis Road
- ◆ Nearby Tube & Overground

This sophisticated and elegant home is filled with modern comforts and style yet nestled in a family-friendly residential area peppered with Victorian character, just a 10-minute walk from Leytonstone's Tube and Overground services.

Featuring two redecorated double bedrooms, a large and bright living room, a sleek kitchen to match a bathroom with new joinery, and a bespoke garden studio

set within a mature seasonal garden extending to 41ft, the house is a serene escape from the thriving array of shops, pubs, bars and eateries right on your doorstep.

Inside, the modern minimalist interior fuses neutral tones with natural materials such as oak shelving, drawing on Scandinavian design principles to maximise the sense of light, space, and flow. The thoughtful contemporary design also creates a sympathetic canvas to backdrop artwork, antiques, and colourful furnishings and fabrics.

“The living room is ideal for houseplants and wonderfully adaptable.”

“A large picture window above a sink with a rose-gold tap illuminates floor-to-ceiling matt white metro tiles with contrasting grouting.”

Although the fireplaces have been removed for a more spacious atmosphere, the smart-metered central heating system is served by a new combi boiler (installed in 2019), which has been annually serviced by a registered Vaillant engineer.

Additionally, the owners installed new gas piping at the end of 2021, along with extra wiring to serve the garden studio. There's also ample capacity for further electrical loading, and the house has been fitted with an armoured Cat7 data cable to future-proof

it for local broadband delivery developments.

You'll discover this delightful home tucked between Francis Road's buzzing community and the highly regarded pubs, cafés and delis along Grove Green Road. Behind a low brick wall and a wrought-iron gate, the exterior's soft lavender-hued render infuses the crisp white decorative accents to the lower bay, upper awnings, and panelled front door with cottage charm.

An arched transom window above the entrance brightens the hallway inside, while in the living room beyond, a broad canted bay screened by wooden shutters joins a rear awning window with a fitted blind to fill this welcoming reception with natural light. Once two separate living spaces, the areas were united for a cohesive feel, seamlessly reflected by the pristine white walls and

mounted solid oak shelving that complements the wooden flooring underfoot. To your right, big cupboards will store your coats and shoes, while the white-painted bannisters and treads ensure the staircase hidden behind them blends into the scheme.

The current owners (both musicians and designers) tell us that the living room is ideal for houseplants and wonderfully adaptable, allowing them to shoot music videos, stream live musical performances, and host fantastic dinner parties involving a private chef. The open plan set-up has also made it easy to reconfigure the space by moving furniture to adapt to the needs of a growing family.

In the kitchen to the rear, the modern monochromatic theme takes centre stage. Here, a large picture window above a sink with a rose-gold tap illuminates floor-

to-ceiling matt white metro tiles with contrasting grouting to match the dark-grey beehive floor tiles.

At the same time, white cabinetry to either side with wood-effect worktops and rose-gold handles sync with the materials and fixtures in the living room, while the chunky open shelves are both practical and stylish.

The kitchen includes an integrated glossy black electric oven and induction hob, a concealed Kenwood dishwasher, and space for a freestanding fridge-freezer and a laundry appliance.

“Black beehive floor tiles that flow into the wet-room-style rainfall shower.”

“A tall picture window above lights your way as you arrive on the landing.”

Lying just beyond and lit by recessed downlights and a deep-set side window, the bathroom repeats the monochromatic décor with matching metro walls and small black beehive floor tiles that flow into the wet-room-style rainfall shower. There's also a basin vanity unit with a mirrored cabinet above, a close-coupled toilet, and a chrome heated towel rail.

Returning to the stairs, a tall picture window above lights your way as you arrive on the landing. The exposed wooden floorboards continue in both double bedrooms and have been resealed for heat

retention in winter. Both bedrooms were also replastered and repainted in 2019, with new doors fitted in 2020, and have central pendant fittings.

The rear double overlooks the garden via a large window with a pull-down blind and enjoys bespoke plywood shelving for a Scandi-vibe, set near the coved ceiling to stay out of children's reach. Meanwhile, twin awning windows combine with coved cream walls for a light and airy feel in the front master.

Accessed by the kitchen door, the vibrant and seasonal garden (fully enclosed with new fencing in 2019) begins with a paved terrace that wraps around the side return and the front of the lawn. Despite being northwest-facing, we're told the garden

holds the sun throughout the day thanks to its generous length and the rear single-storey.

From the patio, stepping stones lead across a lawn with planted borders, home to various plants such as daffodils, bluebells, irises, three mature rose bushes, wisteria and passion flowers, wild foliage, and pollinators.

The mature tree that stands against the west border grants afternoon shade without obstructing the morning sun, while to the rear, you'll discover a bespoke studio developed to maximum size under permitted development.

Built at the end of 2022, the timber-clad, fully lockable studio followed sustainable

construction and design principles, including minimising material waste, using low-carbon ground screws, and installing insulation for thermal and acoustic performance.

The interior features Grade A finished plywood for a visually warm atmosphere ideal for working, while black-out blinds to the floor-to-ceiling garden-facing glazing allow you to adapt the space for your needs. There's also a wall-mounted radiator for the coldest months.

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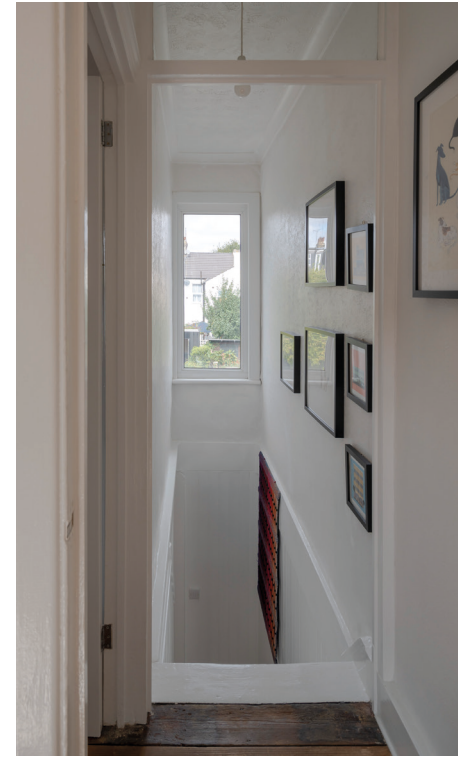
DOUBLE RECEPTION - LIVING AREA



DOUBLE RECEPTION - DINING AREA



BATHROOM



STAIRS



PRIMARY BEDROOM



SECOND BEDROOM



GARDEN



BESPOKE GARDEN STUDIO

FRONT OF HOUSE



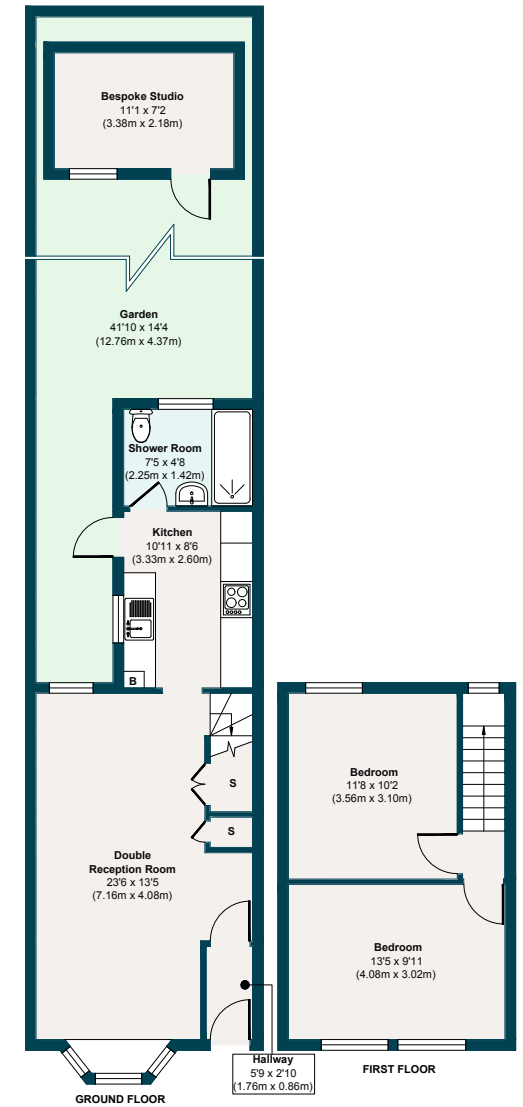
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**APPROXIMATE
FLOOR AREAS**
Ground Floor
436 SQ. FT
(40.58 SQ. M)

First Floor
286 SQ. FT
(26.61 SQ. M)

**Gross Internal
Floor area**
722 SQ. FT
(67.19 SQ. M)

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



THE NEIGHBOURHOOD



Oakdale Road is a welcoming residential street with friendly neighbours whom the owners often visit or invite for drinks and parties (or to pet-sit!).

In the wider neighbourhood, the local lifestyle is varied and full. The wonderful village scene on Francis Road is just a few 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 or dinner and a fantastic wine shop; Phlox bookstore; Edie

Rose florist; and Pause Yoga & Pilates Studio – an independent, community-oriented space that has a holistic approach to physical and mental wellbeing.

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

With so much local transport, including plenty of bus routes stopping in nearby Grove Green Road, the house is

exceptionally well connected. Leytonstone Tube and Leytonstone High Road Overground stations are both easily walkable, making short work of getting into 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, as well as good running routes through to Hackney Marshes, Wanstead Flats (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. The current owners also love visiting Brewster Road Park (adjacent to a community garden) and Sidmouth Park.

Also close by are several well-performing local schools and numerous nurseries, with the area particularly well-located for sought-after activities and groups for babies, children, and parents.

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