

For memories made
and memories to come.

Harold Road, Leytonstone E11

- ◆ Chain free
- ◆ Ground-floor Victorian conversion flat
- ◆ Two double bedrooms
- ◆ 34-foot southwest-facing garden
- ◆ Storage cellar
- ◆ Double-glazed sash windows
- ◆ Chevron floors
- ◆ Modern kitchen & bathroom
- ◆ Nearby Wanstead Flats & Epping Forest
- ◆ Nearby to Underground & Overground

Fresh and bright with chevron floors, two double bedrooms, a 34-foot south-facing garden and cellar, this lovely period conversion flat is nestled on a peaceful, tree-lined street within walking distance of Leytonstone Tube station and the leafy expanse of Wanstead Flats.

Shielded by a low brick wall, the property occupies the ground floor of a handsome Victorian terraced house, with a London Stock exterior and white-painted foliage-

topped stone columns to the box bay windows. A paved path leads to a recessed porch and a smart black front door with brushed chrome furniture, a reeded glazed panel, and an overhead transom.

Step through to a communal hallway with stunning original Victorian patterned floor tiles. Your private front door lies to your right, welcoming you into the well-insulated, quiet interior.

INSIDE: A contemporary take on period craftsmanship

Beautiful chevron flooring flows throughout the flat, with crisp white

“Beautiful chevron flooring flows throughout the flat, with fresh white paintwork to the walls and coved ceilings.”

“In the living room, a large box bay with modern sliding uPVC sashes fills the space with light.”

paintwork to the walls and coved ceilings, adding to the bright, airy vibe. In the living room, a large box bay with modern sliding uPVC sashes (fitted with custom roller blinds) fills the space with light, while other details include a ceiling rose with pendant, a radiator, and bespoke floating timber shelving to the alcoves.

Continue down the hallway, past an area for coats and shoes, to the primary double bedroom. With views out to the rear, it shares the same versatile décor scheme seen elsewhere and includes a radiator and pendant light.

Lit by a side-facing casement window,

the adjacent bathroom was recently refurbished, including sanitaryware from Victoria Plumbing and new tiles – patterned Victorian-style to the floor and monochrome metro to the walls. The modern suite consists of a bath with a shower and a frameless glass screen; a close-coupled loo; and a basin with a white storage vanity and mirrored cabinet above. There’s also a new towel rail radiator.

The kitchen lies beyond, with access to the side return courtyard through a glazed door. The glossy white IKEA cabinetry with brushed chrome handles contrasts nicely with the solid oak worktops (fitted in 2025) and the recently retiled grey-green metro-tiled splashback.

Well-planned to include plenty of storage, all the kitchen’s appliances are integrated, including a brand-new NEFF oven and four-ring gas hob with an overhead

extractor, a fridge-freezer, a microwave, and an Indesit washing machine and dishwasher. There is a one-and-a-half bowl stainless steel sink and drainer, featuring a chrome mixer tap with a pull-out hose, and the boiler is also discreetly housed here.

You’ll find the peaceful second bedroom towards the rear of the property, where the chevron flooring and white walls continue. Another good-sized double, it would work equally well as the primary, thanks to large sliding doors that open to the garden and covered patio sun-deck, giving a wonderfully private feel. It features a modern radiator and pendant fitting to the coved ceiling.

OUTDOORS: light, space & natural design

Extending 34 feet, the southwest-facing garden is bathed in sunshine through the afternoons and into the evenings during

the summer months. It is cleverly zoned for gardening, nature-watching and entertaining.

A paved side return courtyard leads to the recently installed composite-decked patio, shaded by a reeded, transparent canopy. Paving then continues down the garden, punctuated by a large pond, alongside flower beds and borders containing bay, apricot, apple, roses and hydrangea.

At the rear, a paved patio provides a spot for seating and barbecues before stepping up to a timber shed for storage with French doors.

“Glossy white IKEA cabinetry with brushed chrome handles contrasts nicely with the solid oak worktops.”

Living room





Living room





Living room



Bedroom





Bathroom





Kitchen





Bedroom



Garden



Frontage



Harold Road, Leytonstone E11

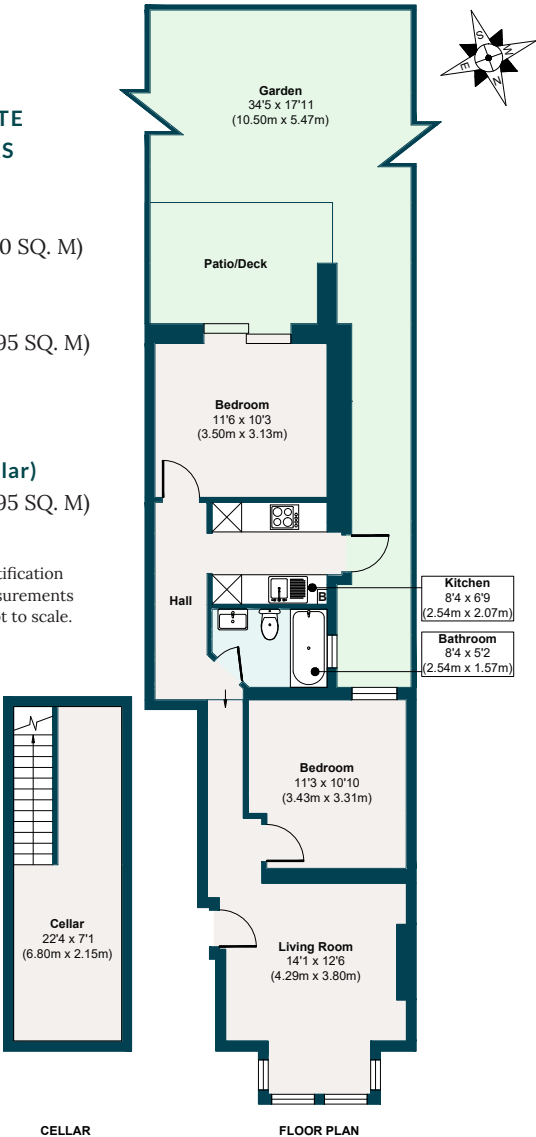
APPROXIMATE
FLOOR AREAS

Cellar
162 SQ. FT (15.10 SQ. M)

Ground Floor
591 SQ. FT (54.95 SQ. M)

Gross Internal
Floor Area
(Excluding Cellar)
591 SQ. FT (54.95 SQ. M)

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



The neighbourhood



GETTING AROUND

Leytonstone Tube (Central Line) is a five-minute walk, and Overground services at Leytonstone High Road are reachable in 8 minutes.

IN THE NEIGHBOURHOOD

With the flat just a stone's throw from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots include The Birds and The Red Lion pubs, Wild Goose Bakery (try the carrot

cake), as well as Bushwood's excellent local tavern, The North Star.

Local sellers also particularly recommend Bocca Bocca for authentic Neapolitan pizza, Eat My Pizza (for 'the best-priced coffee around'), The Rabbit, San Marino, Matt Cup and Perky Blenders, as well as Homies on Donkeys for tacos. The current owner also loves Stone Mini Market for amazing community vibes and APUS on Church Road for dim sum and noodles.

Don't forget to try Panda Dim Sum and Mammoth Tap – a great wine bar hosting a Mexican Fried Chicken pop-up every Friday night. Other highlights include Red Camel and Marrakech Delight for their respective Afghan and Moroccan cuisine, and Back to Ours for coffee.

The house is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble and The Wanstead Tap). Only eight minutes' stroll from home, you can explore

Wanstead Flats, with Henry Reynolds Gardens a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

SCHOOLS

Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School (five minutes' walk), Our Lady of Lourdes (24 minutes), and the 'Outstanding' Davies Lane Primary School, eight minutes by foot.

A note from the owners

“I have thoroughly enjoyed living at Harold. I’ve owned the property for 10 years, and it’s amazing to see what Leytonstone has become since I moved here. It really is its own community, and there are so many great places on High Road now. The flat has been a fantastic place to live during this time. I feel blessed to own a place with a garden in London, as well as living in such a tranquil area, especially living on a no-through-road.”



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.

MORTGAGES

Contact: Oliver Dulson
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SURVEYORS

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