

For memories made
and memories to come.

Harrow Road, Leytonstone E11

- ◆ Two-bedroom Victorian house
- ◆ 30-foot south-west facing garden
- ◆ Large sunny kitchen extension
- ◆ Timber sash windows & bifold doors
- ◆ Farrow & Ball paintwork
- ◆ Period features & log burner
- ◆ On the doorstep of Wanstead Flats
- ◆ Walkable to Underground & Overground service

Full of light, character and lovingly updated throughout, this charming two-bedroom house is located on the doorstep of Leytonstone town centre and Forest Gate. With a sunny south-west-facing garden and fantastic leafy views directly onto Wanstead Flats, it feels both warm and welcoming from the moment you step inside.

Decorated in a peaceful palette of heritage greens and blues, chosen to reflect the property's natural outlook, its modern improvements include a beautiful extended kitchen, new timber sash windows respectful of the originals, a stylish bathroom and the addition of a cosy

log burner in the double reception room.

Set in a pretty terraced row, the house welcomes you with a London Stock brick exterior punctuated by attractive arched sash windows and a canted bay. A scrolled metal gate in a brick wall opens to a paved path leading past a front garden with a pine wood tongue and groove storage bike shed providing space for three bikes. Shielded by a brick-arched, recessed porch, the part-glazed timber front door is painted in 'Green Smoke' by Farrow & Ball, and features an overhead transom and brass furniture, including a bee-shaped knocker.

STEP INSIDE

On entering, the hallway has a detailed

“Modern improvements include a beautiful extended kitchen, new timber sash windows respectful of the originals, and a stylish bathroom.”

“A handsome cast-iron fireplace with marble surround and original tiled hearth creates a focal point.”

coved ceiling and original floorboards. Walls painted in ‘Inchyra Blue’ by Farrow & Ball appear to change wonderfully from grey to blue to green, depending on the time of day.

A wide doorway to your right leads into the double reception, where the floorboards transition to an oatmeal looped carpet. Bespoke, original-style double-folding wooden doors with fold-flat Parliament hinges cleverly divide the room into two distinct zones.

The living area to the front is lit by a bay with frosted lower panes and a lovely built-in window seat. A handsome cast-iron fireplace with a marble surround and an original tiled hearth creates a focal

point, complemented by bespoke storage in the right-hand alcove, which features shelving and a media unit. Paintwork is ‘Blue 03’ by Lick (a restful duck egg blue with green undertones), while the white coved ceiling features a central rose and a triple-arm brass and opaque glass chandelier.

Moving into the second reception or snug, a regularly serviced wood-burning stove with a concrete hearth sits within a fabulous exposed brick fireplace, providing cosy warmth for the whole house in winter. Standing out against the brick, a bank of sleek bespoke understairs storage with touch-close doors has been painted in ‘Pigeon’ by Farrow & Ball, and opens to reveal a coat cupboard, separate shoe store, and a dedicated space for wine.

Walk through to the dining kitchen, which is bathed in sunshine from three skylights and full-width bifold doors that open to the garden, creating a brilliantly indoor-outdoor vibe. The kitchen cabinetry is

painted in fresh ‘Eau de Nil’ by Little Greene, which pairs nicely with the tactile solid wood worktop, white metro-tiled splashback, and a stunning poured concrete floor.

There is a deep butler-style sink with traditional brushed chrome taps. Integrated Bosch appliances include a double oven, induction hob with overhead extractor, undercounter integrated Bosch fridge, and separate freezer. There is also space for a full-height fridge freezer. A large cupboard houses the boiler and provides space for a washing machine, while a separate space is available for a dishwasher.

A domed pendant hangs over the dining area, while dimmable smart switches control the ceiling spots. Other design details include a white column-style radiator, open sleeper-style shelving, and light-filtering bamboo chik blinds to the bifolds, made to order in India in an Udaipur style with khaki decorative stitching.

Next, head upstairs via a staircase with white-painted spindles and a hard-wearing neutral carpet runner with orange whipped edges, adding a pop of cheerful colour against the ‘Pigeon’-painted walls.

Enjoying leafy views out to the park beyond, the primary bedroom runs the full width at the front, and is lit by a pair of timber sash windows with bespoke neutral Roman blinds and additional curtain poles. Sanded walnut-stained floorboards run underfoot, complementing the warm tones of the exposed brick chimney breast. The walls are painted a calming sage green, and the bespoke full-height double wardrobe is picked out in Farrow & Ball’s ‘Pointing’. A pair of long column-style radiators sits beneath the windows, while the coved ceiling features a rose and pendant fitting.

“The kitchen cabinetry is painted in fresh ‘Eau de Nil’ by Little Greene.”



With a neutral carpet, the second bedroom lies beyond, looking out to the garden through a timber sash with bespoke palm-print Roman blind and a column-style radiator beneath. The fitted wardrobe here has also been painted in 'Pointing', while the walls are Farrow & Ball's 'Sulking Room Pink'. A whitewashed exposed brick chimney breast echoes the one in the primary, and includes bookshelves built into the fireplace.

You'll find the family bathroom to the rear of the house, lit by a wide side-facing window with a column-style radiator beneath. Duck egg blue and white metro tiles to the walls pair with black hexagon floor tiles for a modern-meets-traditional scheme that's echoed in the Bristan 1901 sanitaryware and chrome taps, chosen to reflect the property's Victorian heritage. A Harvey George wooden storage vanity with countertop basin is painted in Farrow & Ball's 'Green Smoke', as is the luxurious freestanding roll-top bath. There's also a walk-in shower with a glass screen, while a traditional-style loo with a timber seat completes the suite.

OUTDOORS

The 30-foot southwest-facing garden is enclosed by attractive slatted fencing and enjoys the sun from morning until late afternoon. In the summer, opening the kitchen bi-folds creates a seamless indoor-outdoor space, with the paved patio ideal for entertaining.

Reclaimed railway sleepers then divide the low-maintenance artificial lawn and flower borders, before you arrive at a decked area with a small storage shed to the rear. Shaded by a birch and bordering trees, the current owners tell us it's the perfect spot for barbecues. Mature planting includes climbing clematis and roses, standard roses and honeysuckle, as well as ferns, a spotted laurel, and hibiscus, providing year-round interest and greenery.

"The bathroom features a luxurious freestanding roll-top bath and a walk-in shower."



Living room



Living room



Living room



Dining room





Dining room



Dining room / stairs to first floor



Kitchen





Kitchen





Kitchen



Landing



Bathroom





Bathroom



Primary bedroom



Primary bedroom



Second bedroom





Second bedroom



Garden



Front of house



Harrow Road, Leytonstone E11

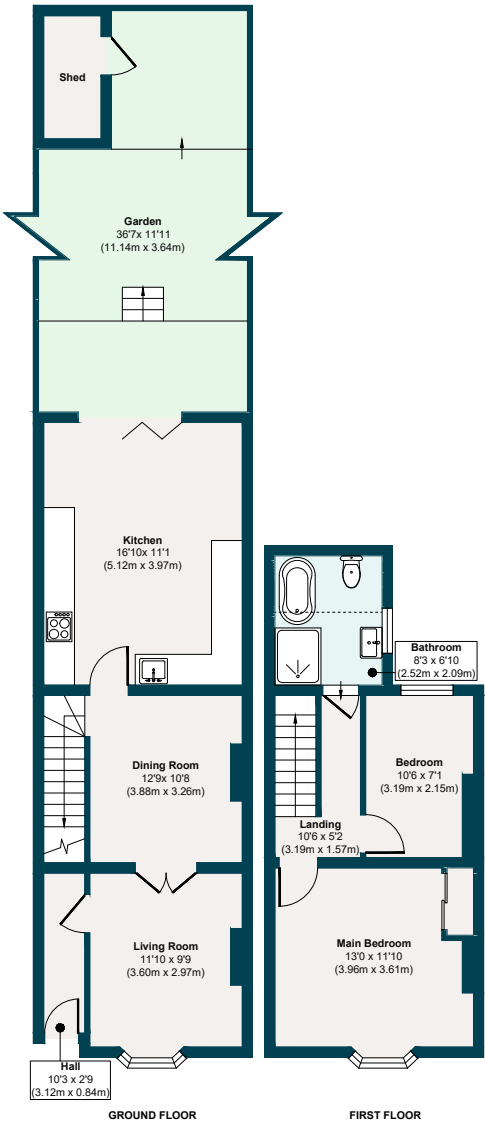
**APPROXIMATE
FLOOR AREAS**

Ground Floor
477 SQ. FT
(44.40 SQ. M)

First Floor
348 SQ. FT
(32.40 SQ. M)

**Gross Internal
Floor area
(Excluding Shed)**
825 SQ. FT
(76.80 SQ. M)

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



The neighbourhood



Jubilee Pond, Wanstead Flats

GETTING AROUND

Leytonstone High Road and Wanstead Park Overground stations are only 15 and 14 minutes on foot, with the Elizabeth line 18 minutes away at Forest Gate station. Leytonstone Underground for the Central line is 21 minutes on foot.

From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run

regular services to Stratford, too.

IN THE NEIGHBOURHOOD

Harrow Road is part of a pocket of Victorian streets between the lower end of Leytonstone High Road and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring, while Harrow Road playing fields – a gateway to sprawling green space, ponds and woodland – are a five-minute walk away.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for its pools, wildlife, basketball courts, play park, and outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10-minute walk is Leytonstone Tavern (check out the fantastic burgers) and friendly coffee shop Tamping Grounds, as well as Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for tempting pastries and custard tarts.

The High Road is only moments away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Also recommended are Sunday roasts at the Holly Tree pub (with its own miniature train); after-work drinks at Mammoth taproom; the Leytonstone arts trail; and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark.

The current owners recommend new venue Earl's for mouth-watering sandwiches and coffees, as well as takeaways from Wanstead Kitchen, drinks at Pretty Decent's taproom, and Italian restaurant Fiore in the arches by Forest Gate. Local sellers also rate Noted Eel & Pie House, Back to Ours for a great flat white, and Dina Wines for interesting bottles and pop-up chef residencies.

Other favourites include Cann Club and Crate Walthamstow for kids' clubs, Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs, as well as Fitness Hub East, E7 Movement, Studio M (for reformer Pilates) and Pause yoga studio, all within walking distance.

SCHOOLS

Davies Lane Primary School is just an 11-minute walk away and rated 'Outstanding' by Ofsted, while the popular Jenny Hammond Primary School is a similar distance and rated 'Good'. You'll also find Buxton School within a five-minute stroll and a few nurseries nearby, including The Arches Nursery, a three-minute walk away.

A note from the owners

“We have loved putting our stamp on this house and turning it into a family home. Whether hosting family and friends in the kitchen-diner, enjoying a morning coffee or glass of wine in our sunny garden, or hunkering down in front of the log burner in winter, we will take away lots of special memories from living here.”

“We particularly enjoy opening the bedroom curtains each morning to see the trees and grass of Wanstead Flats in the morning light that changes with the seasons. It feels like a real privilege in London. We have appreciated having such a beautiful and rare view right on our doorstep, while still being able to speed into central London on the Elizabeth Line.”

We hope the next owners enjoy making the house their own, and we’re sure they will love living here as much as we have.”



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

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