

For memories made
and memories to come.

Cann Hall Road, Leytonstone E11

- ◆ Charming one-bedroom flat
- ◆ Split over two floors
- ◆ 147 years on the lease
- ◆ New smart electric radiators
- ◆ Bright dining/living kitchen
- ◆ Large bedroom with bay window
- ◆ Low-maintenance 25-foot garden
- ◆ 15-minute walk to Elizabeth line

Lined with characterful period properties, leafy Cann Hall Road is part of a popular residential area in Leytonstone, just a few minutes' walk from the town centre and 15–20 minutes from Tube, Overground and Elizabeth line services.

The flat, with its charmingly quirky upside-down layout, is tucked away at the back of one of these Victorian terraced homes, facing its own private, landscaped garden. Upon arrival, a wrought-iron gate opens to a hedge-screened front patio separating the traditional London Stock brick exterior, replete with elaborate mouldings on the bay window and colonnaded entrance, from the street.

STEP INSIDE

Step through the recessed porch and into a shared access hallway leading to the first floor. Here, your front door opens straight into the heart of the home – a bright and spacious dining kitchen and living area lit by recessed spots and three picture windows (with Venetian blinds) that capture the evening light.

Decorated with warm terracotta Red 03 and White 05 Lick paint to the coved walls and coordinating wood-effect flooring, it exudes a cosy atmosphere perfect for relaxing and entertaining. At the same time, the built-in handleless cabinetry seamlessly blends with the colour palette. Integrated appliances include a Beko electric oven and hob with a matching extractor hood and a concealed fridge-freezer and washing machine.

“Rustic bespoke shelving has been staggered to create a chic feature while offering a practical storage solution.”

The loft hatch above the dining area provides access to a useful storage area, while the stairs have cleverly fitted wooden shelving to maximise the available wall space. Head down the carpeted turning staircase, passing a pretty picture window before arriving in the tiled hallway, also painted in Red 03 Lick paint.

A glazed door opens to your private garden to your right. On the left, discover a stylish, spot-lit bathroom, where slate-and-stone-effect tiles backdrop a large rainfall shower enclosure, a vanity basin unit with a mirrored cabinet above, and a close-coupled toilet beneath a picture window. There's also a matt black heated towel rail, installed in November 2023, that can be controlled with an app, like the designer electric radiator in the bedroom beyond.

Fresh neutral walls and carpet pair to create a calming feel in the double bedroom, which is illuminated by recessed spots, industrial-style hanging bulb reading lights, and a fabulous canted bay window with upper privacy glass facing the enclosed side return. Rustic bespoke shelving has been staggered to create a chic feature while offering a practical storage solution next to a space currently

being used as an office area. However, there's still plenty of room for two large freestanding wardrobes.

OUTDOORS

Stepping outside, follow the side return round to the main garden, which is divided between a timber deck with Corten edging and a large bench, a Cotswold Chippings seating area, and three planting areas, including two raised beds.

The sleeper-lined bed to the rear houses two hydrangeas, with space left for growing vegetables or more flowers. The other two planters contain a mixture of ornamental grasses, evergreen planting, and bulbs for all-year interest. There's also a handy outdoor tap. Enclosed by black-painted fence panels, the garden is a lovely, low-maintenance oasis that enjoys the sun until early afternoon before it returns to bathe the deck in the evening light.

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Living/dining kitchen



Living/dining kitchen



Living/dining kitchen





Shower room





Shower room



Bedroom



Bedroom



Garden



Frontage



Cann Hall Road, Leytonstone E11

APPROXIMATE
FLOOR AREAS

Ground Floor
191 SQ. FT
(17.83 SQ. M)

First Floor
220 SQ. FT
(20.50 SQ. M)

**Gross Internal
Floor area**
411 SQ. FT
(38.33 SQ. M)

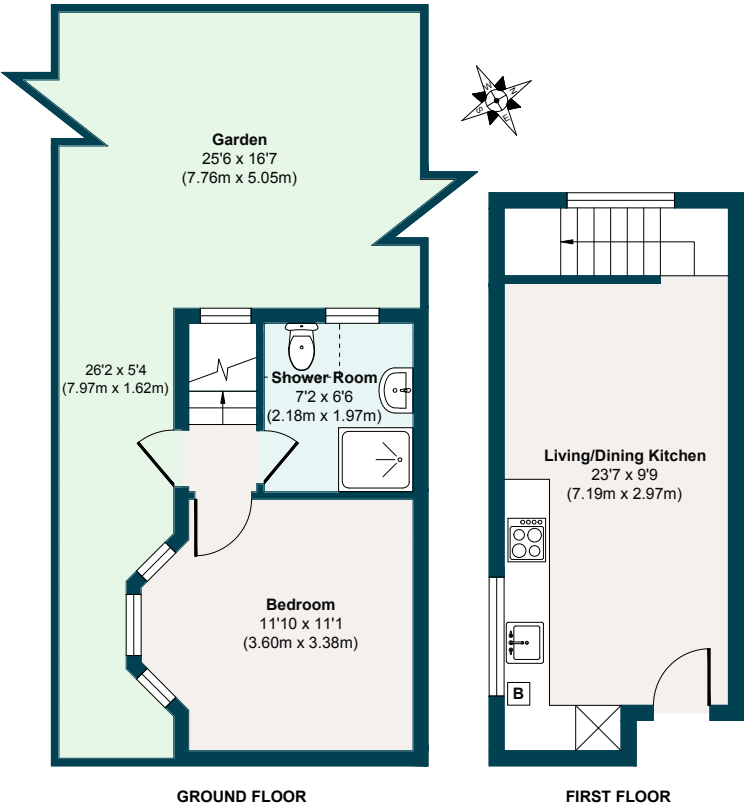
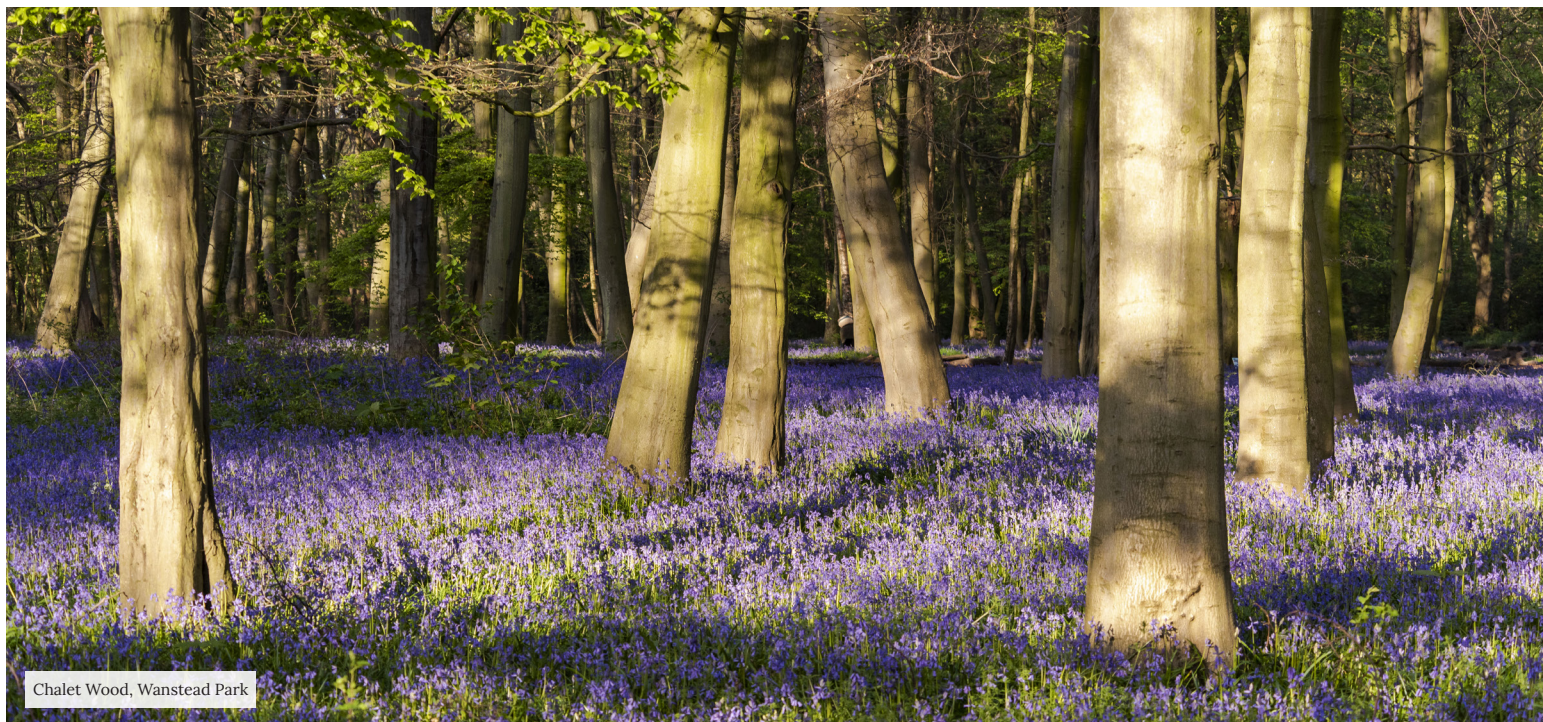


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



GETTING AROUND

Leyton Underground for the Central line is just a short walk away, with the Elizabeth line available in the other direction at Maryland rail station – also reachable by 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, and Leytonstone High Road (Overground) is also close by.

IN THE NEIGHBOURHOOD

Cann Hall Road is part of a quiet pocket of Victorian streets between the lower end of

High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Ponds and beyond, exploring the beautiful forest

trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10–15-minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts, the new coffee shop Tamping Grounds, 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 custard tarts.

The High Road is only a few minutes' walk away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Other local favourites include Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts' trail, and the weekly local farmers' market (fresh vegetables, meats and bread/pastries from the Dusty Knuckle) beside Cann Hall Park, with its coffee shop, play areas, and skate park. Our sellers also often recommend Asado, Here East, and Heathcote and Star.

A note from the owners

“This was our first property, and we absolutely loved living here for the past four years. The property feels like a small house rather than a flat, being almost independent (and quiet) at the rear of the building and split over two levels. It is an individual house, being upside down to a traditional property, but that adds to its charm, and we have felt very lucky to have a private garden space which is perfect for relaxing, growing vegetables and tomatoes, and entertaining with barbecues.

“The location is so handy, being so close to Leytonstone, Stratford, Forest Gate, and Leyton. Getting around is easy with great transport links, especially the Elizabeth line, while the open green space of the Flats is close by. Plus, there are so many options for local pubs and restaurants.

“We’ve been lucky to have such wonderful neighbours and will be sad to leave but hope somebody else can start their journey here and love it as much as we have.”



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