

*For memories made
and memories to come.*

MURCHISON ROAD, LEYTON E10

- ◆ Three-bedroom mid-century terrace
- ◆ Spacious open-plan layout
- ◆ Flexible kitchen
- ◆ Award-winning bathroom
- ◆ Underfloor heating
- ◆ 20-foot private garden
- ◆ Aluminium windows & bifold doors
- ◆ Close to Francis Road
- ◆ Nearby Underground & Overground

Tucked away on a tree-lined street just a few minutes from the thriving Francis Road, this stylish mid-century modern house has a light-filled, Scandi-influenced, friendly feel, a versatile open-plan layout, and design-led details at every turn.

Over the last few years, the owners have sensitively renovated the property throughout: undertaking a complete rewire, adding new anthracite aluminium windows and bifold doors, installing a new Vaillant combi boiler (controlled by Nest Smart thermostat), and removing a dividing wall to create a wonderful open-plan ground floor. A new kitchen and bathroom have been fitted, the latter

winning 'Best Bathroom' in the Evening Standard's Home & Property Awards 2019.

The house sits behind a white-painted brick wall and timber planters filled with grasses. Cordyline and bamboo edge the decked front garden. The mid-century brick exterior has been brought up to date with an attractive, white-tiled panel – inspired by the Barbican's iconic exteriors – anthracite grey-framed windows and a matching contemporary composite front door.

STEP INSIDE

The property has been carefully reconfigured to make the most of the natural light, which floods in from all angles. There is a fantastic sightline from the front door straight through to the leafy garden. As a result, the house feels calm and airy from the moment you step inside.

*"The family bathroom won
'Best Bathroom' in the Evening
Standard's Home & Property
Awards 2019."*

“The impressive one-of-a-kind plywood island was designed and custom-built by renowned local furniture maker Jon Grant.”

White walls and a grey vinyl floor flow throughout the entire ground floor. It's lit by windows to the front, a large skylight over the living area, and impressive full-width and 2.4m high bifold doors to the rear. In the evenings, subtle recessed Astro spots and a modern white pendant over the dining space provide flexible lighting options. The underfloor heating helps keep things cosy.

The open plan space is cleverly zoned. It starts with a coir-matted vestibule which has ample space for coats and shoes. Walk through to the kitchen, and you'll find matt grey units with brushed steel handles. These are paired with a white worktop and a splashback laid with white hexagonal tiles from Johnson. There is a steel sink and tap with pull-out hose, while integrated appliances include an induction hob with black overhead extractor, a dishwasher and a fridge-freezer. The boiler is housed here too, in a tall cabinet.

Bespoke plywood open shelving matches the impressive one-of-a-kind plywood island, designed and custom-built by renowned local furniture maker Jon Grant. Both beautiful and practical, with storage, shelving and a wine rack, it's fitted with lockable wheels, allowing it to be moved around when needed – ideal for entertaining (or kitchen discos).

Walk through to the dining space (which has room for a generously sized table) and home office (where you'll find more bespoke plywood shelving) to reach the living area. The current owners tell us it's bathed in morning sunlight from the bifolds and oversized rooflight, making it the perfect spot to relax with the first coffee of the day.

Under the stairs, you'll find a useful storage cupboard, and a WC with dramatic charcoal black walls, a wall-hung basin (with chrome mixer tap) and a loo.

Take the staircase, with its timber treads and original banister painted in anthracite grey (to match the aluminium windows and doors) to the first floor. Here the bright, uplifting vibe continues, thanks to another large overhead rooflight. Dove

grey waffle wool carpet begins on the landing and runs into all the rooms on this floor.

The primary bedroom spans the full width of the front of the house and is lit by a wide anthracite-framed window (with fitted grey roller blind). A feature wall painted in Farrow & Ball's Railings provides a focal point, while bespoke full-height double wardrobes with custom plywood handles provide plenty of storage.

Two further double bedrooms lie to the rear. These have views out to the garden through large casement windows that are fitted with bespoke roller blinds to match the primary bedroom. Both have modern radiators and pendant lights, while one has lovely colour-blocked walls painted in Farrow & Ball's Pink Ground.

The family bathroom sits in the middle of the plan, with an overhead opening skylight providing both light and complete privacy. Johnson tiles in peach sorbet and white are a fabulous contrast to the dark walls and grey vinyl floor (by The Colour Flooring Company). These provide the backdrop to a luxurious freestanding

bathtub. There's also a walk-in shower, a basin with vanity and a concealed-cistern loo. The matt black tapware is by Lusso Stone. Other details include a bespoke ply wall shelf, echoing those elsewhere in the house, a white towel rail radiator, and a trio of hooks for hanging planters.

OUTDOORS

Enclosed by anthracite -painted timber fencing, the 20-foot-long garden enjoys the sun throughout the day, with the rear catching the last rays of the evening sun. A decked patio (ideal for barbecues) leads to an artificial grass lawn. This is framed by sleeper-edged beds filled with bamboo and climbing jasmine, providing a leafy backdrop. There's a handy outside tap and you'll also find room for storage.

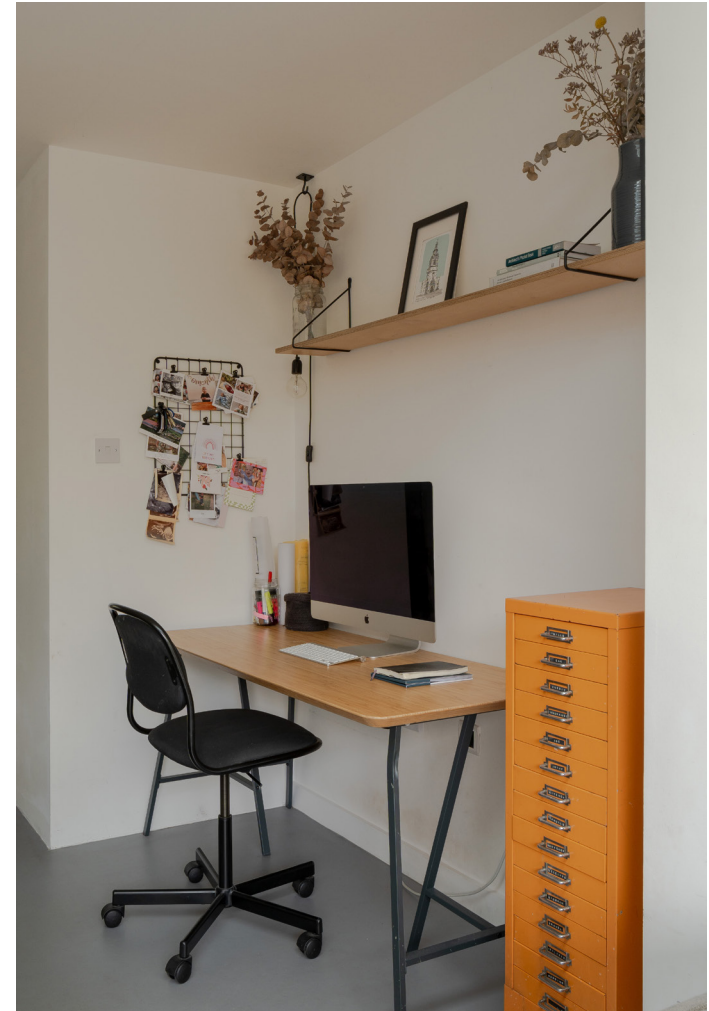
“Johnson tiles in peach sorbet and white are a fabulous contrast to the dark walls and grey vinyl floor, by The Colour Flooring Company, and provide the backdrop to a luxurious freestanding bathtub.”



OPEN-CONCEPT LIVING ROOM



OPEN-CONCEPT LIVING ROOM



OPEN-CONCEPT LIVING ROOM



OPEN-CONCEPT DINING AREA



OPEN-CONCEPT KITCHEN



OPEN-CONCEPT KITCHEN



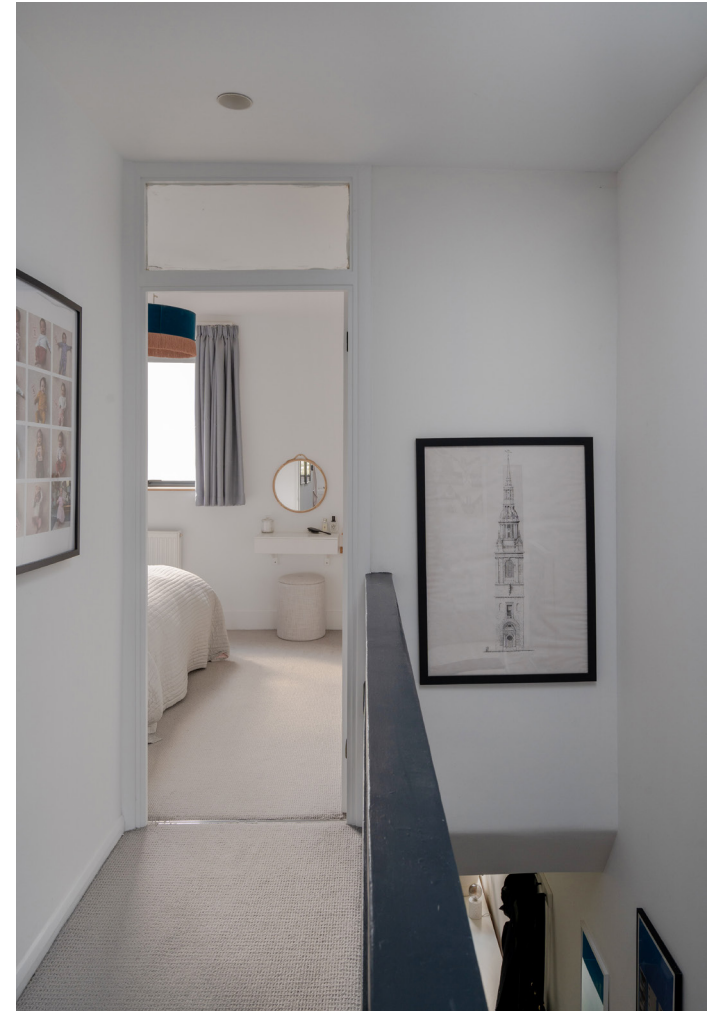
STAIRS



WC



ENTRANCE



FIRST-FLOOR LANDING



PRIMARY BEDROOM



SECOND BEDROOM



THIRD BEDROOM



BATHROOM



GARDEN

FRONT OF HOUSE



MURCHISON ROAD, LEYTON E10

APPROXIMATE FLOOR AREAS

Ground Floor
600 SQ. FT (55.80 SQ. M)

First Floor
440 SQ. FT (40.88 SQ. M)

Gross Internal Floor Area
1040 SQ. FT (96.68 SQ. M)

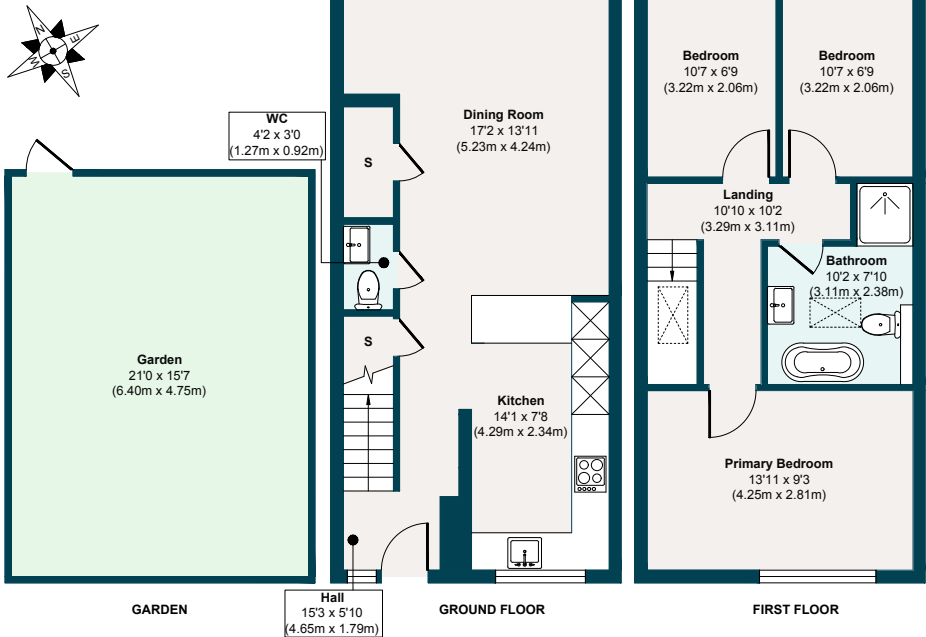


Illustration for identification purposes only, measurements are approximate, not to scale.

THE NEIGHBOURHOOD



Francis Road, E10

GETTING AROUND

The Tube at Leytonstone is just 14-minutes' walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Just two stops away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield. The

Overground at Leyton Midland Road is an 11-minute stroll and has a swift change to the Victoria Line at Blackhorse Road.

IN THE NEIGHBOURHOOD

With the popular Francis Road at the end of the street, the property is situated

in one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local businesses.

Firm favourites include Yardarm wine bar, Phlox bookstore, Edie Rose florist, and Marmelo Kitchen. Also popular are

Deeney's for tasty toasties, Masala India for curry, and Unity Café for lunch in the sunshine, while locals also recommend community events like the local jumble trail and Francis Road summer street party.

Nearby are the Heathcote & Star pub, with its popular beer garden, Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Coach & Horses, which serves a fantastic Sunday roast. Leyton County Cricket Ground, with its wonderful Edwardian pavilion, is a 12-minute walk away, while Coronation Gardens is around a 14-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within 30-minutes' walk (or a short cycle ride).

SCHOOLS

Popular and well-performing schools with an Ofsted rating of Good or above include Dawlish Primary (nine-minutes' walk), Newport Primary (eight-minutes' walk), George Mitchell Primary and Secondary (17- and 18-minutes' walk, respectively), and Norlington Secondary & 6th Form for Boys (a one-minute walk).

A NOTE FROM THE OWNERS

“We’ve enjoyed renovating our house and it’s given us some of our happiest years so far. We’ve had two daughters since living here, and have spent hours entertaining in the large open plan living space with friends and family.

The spacious bathroom is a really nice place to relax, and the living area gets great morning sun. We’ve loved living in Leyton – being so close to Francis Road has been amazing. We have wonderful neighbours and there is a real community feel to the area.”



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