

For memories made
and memories to come.

Crescent Road, Leyton E10

- ◆ Three-bedroom Victorian house
- ◆ 54-foot southeast-facing garden
- ◆ Custom-made in-frame kitchen
- ◆ Beautifully decorated throughout
- ◆ Sash windows and Crittall-style doors
- ◆ Cast-iron column-style radiators
- ◆ Short walk to Tube & Overground
- ◆ Two-minute stroll to Jubilee Park

With lovingly reinstated period features, a light-filled open-plan ground floor and immaculate décor, this charming three-bedroom house is walkable to both Overground and Underground services and within easy reach of the popular pedestrianised Francis Road area and wild green spaces.

Over the last couple of years, the current owners have renovated the property to an incredibly high standard. Work included building a modern kitchen extension with Crittall-style doors, skylight, and custom cabinetry; fitting sound- and fireproof insulation; undertaking a complete rewire downstairs; and relocating a new combi boiler (controlled by a Hive smart thermostat) to the loft.

In addition, a new front door and uPVC double-glazed sashes were installed alongside a new roof (in 2024). The house also received new switches and sockets, cast-iron column-style radiators, and four-panel interior doors with brass knobs, while the sunny garden was beautifully landscaped. The rooms are finished with a soft palette of Lick and Farrow & Ball shades throughout for a calm, cohesive feel sensitive to the property's heritage.

Forming part of a short terrace on a quiet street, the house sits behind a low wall and welcomes you with a traditional London Stock brick frontage, with white-painted sills to the uPVC sash windows and stone columns to the canted bay.

“The rooms are finished with a soft palette of Lick and Farrow & Ball shades throughout for a calm, cohesive feel sensitive to the property's heritage.”

“The walls and floor are lined with sage green flat metro tiles in grid formation, complemented by stylish Terrazzo Nouveau Ivory Matt tiles by Mandarin Stone.”

A scrolled gate opens to a newly laid path with blue, white and grey Victorian-style tiles, which leads past a front garden with Cotswold stone chippings to an elegant reinstated arched porch. The part-glazed four-panelled front door (fitted in 2023) is pale sage and features chrome furniture and a numbered overhead transom.

STEP INSIDE

Decorated in the warm off-white shade ‘Dimity’ by Farrow & Ball, the hallway establishes the tone for the rest of the house, complemented by a lovely column-style cast-iron radiator, a ceiling pendant, and the original wooden floorboards, which flow through a pocket door into the

open-plan living space on your left.

This light, welcoming space is lit to the front by a bay with bespoke Roman blinds and café-style rods and has been cleverly zoned using Pink 02 and White 02 paint shades by Lick. To one wall, a fantastic bespoke inbuilt bookcase runs the full length of the dining space and houses a terracotta-toned column-style radiator. Opposite, feature floor-to-ceiling baton panelling links the living and dining areas and hides a secret custom-built understairs pantry – with shelving and storage, and an additional storage cupboard – as you move towards the kitchen.

Flooded with light from a long custom skylight and fabulous Crittall-style glazed doors to the garden, the kitchen was fitted in 2021 with bespoke solid wood in-frame modern shaker style cabinetry by Handmade Kitchens of Christchurch, painted in ‘Off-White’ and ‘Treron’ by Farrow & Ball, with antique brass hardware. The reclaimed wood flooring underfoot was carefully sourced to match the property’s original floorboards.

A marble-look quartz worktop pairs with a green and white striped tiled splashback, nicely echoing the baton panelling. The island, which seats four, is home to a butler-style sink with a traditional brass tap and is lit by a trio of Victorian-style prismatic glass and brass railway pendants. As a thoughtful touch, all the lighting in the space is dimmable. It can be controlled separately, balancing practicality with atmosphere and ensuring the space works perfectly for any time of day or occasion.

Bespoke open shelving with recessed LED lights bookend a Smeg range cooker and extractor fan, while integrated appliances include a Hoover dishwasher, AEG washing machine and a Hoover fridge-freezer. There is also a tall column-style radiator near the French doors.

Returning to the hall, head up the neutrally carpeted staircase (with a bannister rail painted in ‘London Stone’ by Farrow & Ball) to the first floor. You’ll find a hatch here to access the loft, which has been fully boarded and insulated and has been set up electrically

for any future conversion, subject to the usual planning conditions.

To the front of the house, the peaceful primary bedroom is painted a warm stone-green shade and lit by two tall sash windows with column-style cast-iron radiators beneath (painted to match the walls). The original floorboards have been carefully restored, and additional soundproofing and insulation have been added beneath this and every upstairs room. You’ll also find a pendant fitting to the coved ceiling.

Lying adjacent, the family bathroom was fully renovated in 2023. The walls and floor are lined stylish Terrazzo Nouveau Ivory Matt tiles by Mandarin Stone, complemented by sage green flat metro tiles in grid formation in the shower area. The bathroom features

“The original cast-iron fireplace with azure-tiled hearth been exposed and restored.”

a single-ended shower bath with chrome feet, a frameless glass screen, and a rainfall shower with an additional shampoo attachment. A chrome heated towel rail radiator, a close-coupled loo, and a basin (with a wooden storage vanity and chrome mixer tap) complete the suite.

The second double is located towards the rear of the house and has the same carpet seen in the hallway and walls painted a soft grey 'Good Intentions' by COAT. It looks out to the garden through a sash window with a bespoke neutral Roman blind and a column-style radiator beneath.

The third, carpeted bedroom enjoys leafy views out to the garden through a sash window with a blue bespoke Roman blind, toning nicely with the pale blue walls. The original cast-iron fireplace with an azure-tiled hearth has been exposed and restored, while a navy column-style radiator warms the space.

OUTDOORS

Fully landscaped in 2023, the southeast-facing garden extends to 54ft and is

enclosed with charcoal-painted timber fencing. A decked suntrap patio was created to mimic the original floorboards inside, creating a seamless transition from the kitchen.

It steps down to a meandering slate pathway, which winds past wide borders through an arch with David Austin roses, to a barrel pond, storage shed and courtyard at the back. We're told this area stays wonderfully cool and shady, even on the hottest days, and is a magnet for birds and wildlife.

The garden is well-established and includes a wide array of plants, from peonies, hydrangeas, and grasses to Fatsia Japonica, rosemary, and ferns. The planting scheme encourages native plants and self-seeding, making it a fairly low-maintenance space that allows new plants to be added when desired.

“The fully-landscaped southeast-facing garden extends to 54ft.”

Double reception





Double reception



Double reception



Pantry



View from kitchen





Kitchen



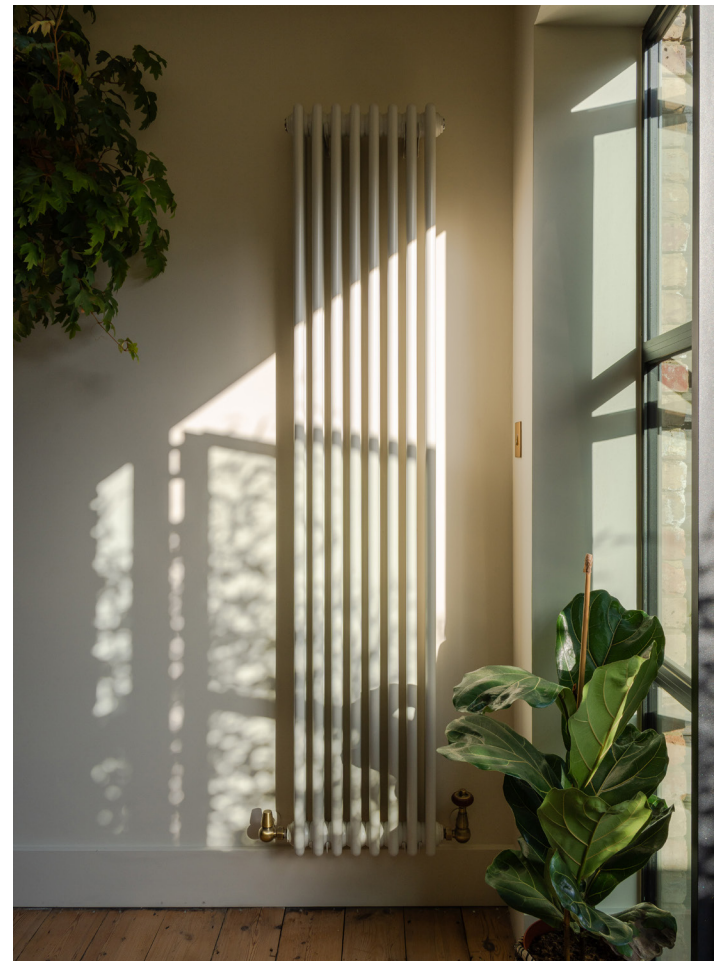


Kitchen





Kitchen





Bathroom



Primary bedroom



Second bedroom





Third bedroom



Garden





Garden



Front of house



Crescent Road, Leyton E10

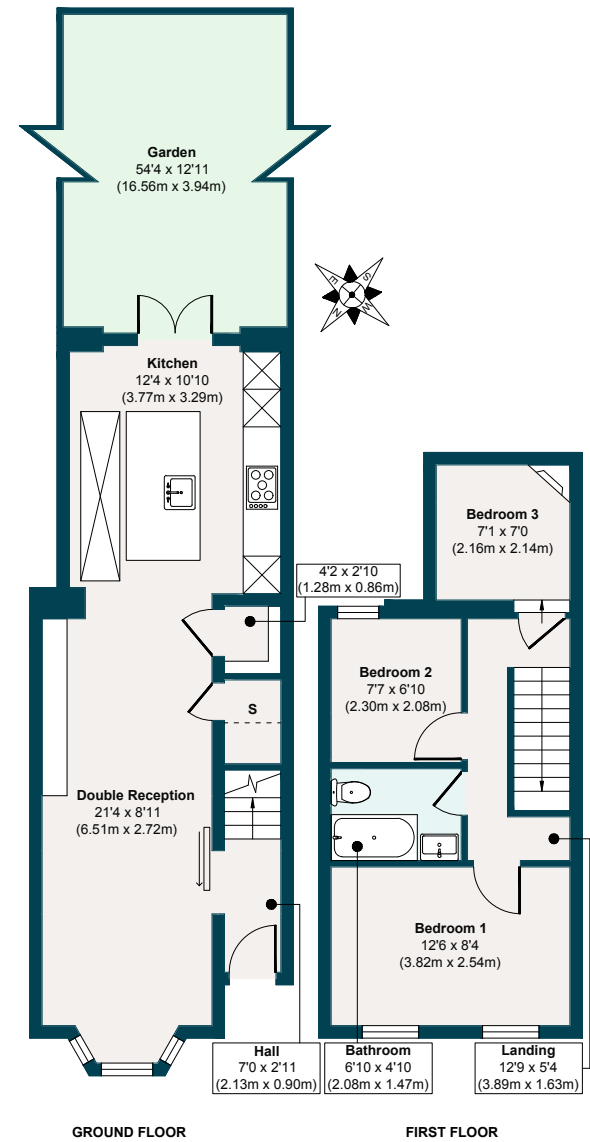
APPROXIMATE FLOOR AREAS

Ground Floor
423 SQ. FT
(39.38 SQ. M)

First Floor
324 SQ. FT
(30.13 SQ. M)

Gross Internal Floor area
747 SQ. FT
(69.51 SQ. M)

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



The neighbourhood



Francis Road, E10

GETTING AROUND

Crescent Road occupies a convenient spot in Leyton, just 15 minutes' walk from Leyton Midland Road station and 18 minutes from Leyton Underground (Central Line – 24 hours at weekends).

IN THE NEIGHBOURHOOD

Popular Francis Road is just over ten-minutes stroll away, with the current owners particularly recommending Yardarm wine bar and Marmelo Kitchen, as well as nearby Patchworks for drinks and woodfired

pizza, newly refurbished The Leyton Engineer pub, and The Alfred Hitchcock for a great Sunday lunch coupled with a walk around Hollow Pond across the road.

Leytonstone town centre is also walkable. Here, you'll find local favourites such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, Perky Blenders coffee, Gravity Well Taproom, and plenty more.

Leyton Jubilee Park – the largest park in the borough – is just a couple of minutes on

foot. It offers a variety of spaces, including a play area, running routes, sports facilities, a café, and wooded walks around the perimeter. Other beautiful open green spaces within walking distance include Coronation Gardens, Abbotts Park, Leyton Cricket Ground and Jack Cornwell Park, with Hollow Pond and Wanstead Flats extending beyond.

On a lazy weekend, the current owners also recommend walking to the Olympic Park and along the canal (also accessible from

Leyton Jubilee Park via Hackney marshes) for a slightly more scenic, off-road route.

SCHOOLS

Ofsted-rated 'Outstanding', Willow Brook and Riverley primaries are just a six and seven-minute walk away, with Crescent Road within the small catchment for both highly popular schools. George Mitchell Primary and Secondary (rated 'Good') is 13 minutes on foot, while Excel Kids Day Nursery is reachable on foot in under 20 minutes.

A note from the owners

“We love the open-plan design downstairs. The living room feels cosy and comfortable in the evenings, whilst the entire space is great for socialising and hosting. The kitchen and garden are our favourite spots, especially during the summer.

We can open both rear doors and enjoy friends and family coming round for pizza and BBQs without being overlooked due to the protected nature reserve at the back. When everything is in full bloom in the summer, we get a real sense of being away from the buzz of the city. We’re also lucky to have such friendly neighbours and a wonderful sense of community on the road.”



EELEVEN

LIVE
BY
DESIGN.

eeleven.co.uk | 020 8539 9544