

Fairlop Road | Upper Leytonstone E11

*For memories made
and memories to come.*

FAIRLOP ROAD, UPPER LEYTONSTONE, E11

- ◆ Two-bedroom, ground-floor flat
- ◆ 80ft garden
- ◆ Side access & off-road parking
- ◆ Double-glazing & sash windows
- ◆ Beautiful wood flooring
- ◆ Period features & high ceilings
- ◆ Bespoke storage & cellar
- ◆ Walkable to Tube & Overground

Warm, welcoming, and filled with light, this lovely two-bedroom flat blends period details with a carefully chosen contemporary colour palette. Close to both Tube services and green spaces, it also benefits from off-road parking, a cellar, engineered wood flooring and a fantastic 80ft private garden.

In the past few years, the current owners have upgraded and renovated every room, including reinstating period features, undertaking a complete rewire (with a new consumer unit and dedicated ring for kitchen appliances), installing a new Baxi combi boiler with wireless thermostat, and fitting a new kitchen and bathroom.

Set on a tree-lined street, the apartment occupies the left-hand side of the ground floor of a double-fronted Victorian house, which features white-painted stone sills,

lintels and columns to the UPVC double-glazed sash windows. Shielded by a grey-painted timber fence topped with a privet hedge, the brick-paved front garden allows room for off-street residents' parking.

An arched recessed porch leads to a blue timber front door opening a communal entrance, where you'll find your four-panelled front door, painted in cheerful Golden Yellow by COAT Paints. As with all the shades used in the property, it was mixed using Dulux Trade Diamond Matt for a hard-wearing, stain-repellent and cleanable finish.

Step through into the hallway, where white walls meet a fresh green hue below the dado, and a triple glass globe pendant light accentuates the high ceiling. The good quality warm-toned oak engineered flooring seen throughout the apartment begins here and flows through a four-panelled timber door into the living room on your left.

“A reclaimed and restored cast-iron Victorian fireplace with bespoke monochrome granite hearth draws the eye.”

“White striped hexagon floor tiles add a playful touch underfoot.”

Painted in a dramatic deep tobacco orange (Orange 02 by Lick), the abundance of natural light from the large double-glazed sash bay means this room feels bright and welcoming in the daytime, yet cosy and relaxing as night draws in, with the early evening light casting beautiful shadows of the outside trees on the walls.

The bay is wide enough to comfortably fit a dining table and chairs, while a reclaimed and restored cast-iron Victorian fireplace with bespoke monochrome granite hearth draws the eye.

To the alcoves, custom-made cabinets and height-adjustable 12in-deep shelving – built to support the weight of even the largest vinyl collection – rise to the nicely coved ceiling. As seen in the kitchen and bathroom, Carrara quartz adds detail here, with brass hardware giving a cohesive look. Other details include bespoke ochre Roman blinds, a modern radiator, and a stunning ceiling rose for a pendant light fitting.

The primary double bedroom lies beyond, with views out to the side return courtyard through a window with a bespoke Venetian blind and a modern radiator beneath. Double wardrobes with shaker fronts provide plenty of storage and have been painted dusky Pink 03 by Lick to match the walls, while a triple glass pendant light from Made.com completes the scheme.

Returning to the hallway – past a door providing access to a useful storage cellar – you’ll find the kitchen on your left, designed by Ian Coleman Design and built by an independent joiner.

Here, bespoke floor-to-ceiling cabinetry fitted with custom powder-coated pink bar handles maximises space. The splashback and worktop are Carrara quartz, while mint green and white striped hexagon floor tiles add a playful touch underfoot.

You’ll also find an under-mounted stainless-steel sink by Rangemaster with a brushed stainless-steel Rangemaster mixer tap and integrated appliances, including a four-ring Hisense gas hob with Elica overhead extractor, a HiSense pyro-clean oven, and a Beko washing machine, dishwasher and microwave. The boiler is

housed beside a part-glazed door leading to the garden.

In the adjacent bathroom, lit by a frosted side-facing window, fabulous retro-style ‘Mildred’ glazed porcelain tiles from Claybrook Studio continue to the bath panel from the floor. In contrast, the walls are fully tiled with flat white metro tiles, laid in a grid formation with subtle dove-grey grout.

The slim-profile Carron bath includes a frameless glass screen and a rainfall riser shower with additional handheld attachment; the close-coupled toilet is by Zaffiro; and a countertop basin pairs with a quartz-topped wooden vanity, chrome mixer tap and overhead mirror with integrated light. There’s also a tall white towel rail radiator.

The light and peaceful second bedroom – another double – lies at the rear of the apartment, with garden views through a casement window fitted with a Venetian blind and radiator beneath.

The walls here are Bright Skies by Dulux (a lovely calming blue) with daisy detail (that can easily be removed), and the current owners tell us that when the window is open, the gentle breeze and sounds from the garden

enhance its charm. There’s also a central glass light fitting and a built-in IKEA Bestå wardrobe and storage system. The flexible top boxes can be removed or extended for a further integrated look.

Outside, the spacious garden is enclosed by recently added timber fencing and extends almost 80ft. Leading from the side return, decking with integrated bench seating provides a great space for entertaining. Built in 2023, using kiln-dried pressure-treated timber enhanced with Manns Premier UV decking oil, it leads to a long grassy lawn with plants such as mature cordyline to the rear.

We’re told the sun hits the back of the property and the decking in the morning, where it stays until late afternoon. The garden has a dedicated power supply, including bulkhead lights running along the fence and a power outlet under the decking, ready to be linked to additional lighting and sockets. There’s also side access and space for a bike shed.

“Decking with integrated bench seating provides a great space for entertaining.”



LIVING ROOM



KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



GARDEN



ENTRANCE HALL



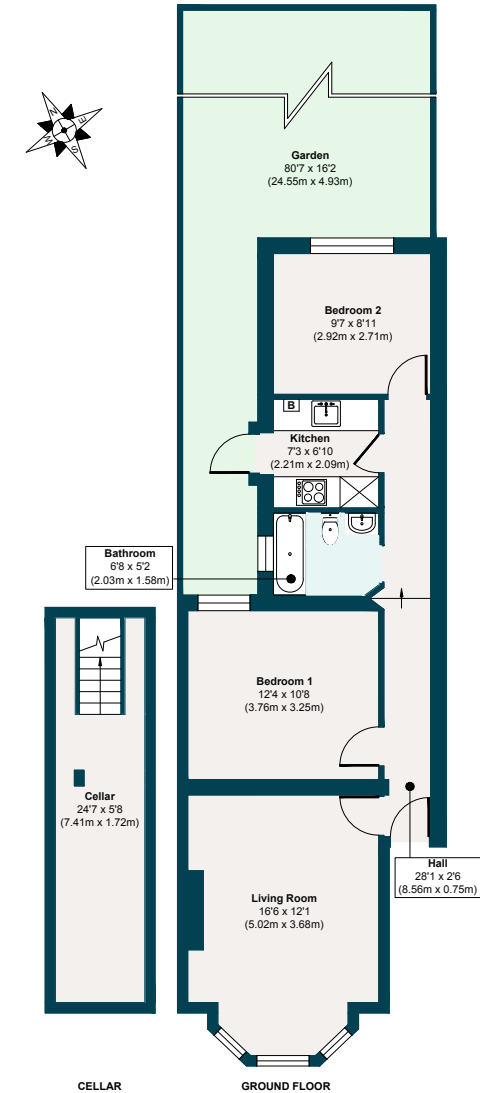
FRONT OF HOUSE



“To leave work in the City and be having a glass of wine in your garden less than 30 minutes later is hard to beat! We particularly love spending time in the living room – it’s a great space for hosting lunch, sitting in the bay window with the light coming through the tall sash windows; locking ourselves in for a cosy night in front of the TV; or having a coffee and playing with our daughter in the large open space.”

**APPROXIMATE
FLOOR AREA**
596 SQ. FT
(55.37 SQ. M)

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



THE NEIGHBOURHOOD



Just around the corner from two great neighbourhood watering holes – the Heathcote & Star pub and Fillybrook craft beer hall – Fairlop Road is equally suited for a wander into the bustle of High Road Leytonstone or down to Leyton Village on Francis Road.

You'll find plenty of local favourites between the two, including authentic Thai cooking and sourdough pizzas at The North Star,

locally-brewed coffee at Perky Blenders and Back To Ours, remarkable wines at Yardarm, and excellent pastries at Wild Goose Bakery. The current owners also recommend Gravity Well, Libertalia and Mammoth tap rooms, Arch Deli and Bar (8 mins) and the Leytonstone Tavern (25 minutes' walk), for amazing burgers and roasts.

Nearby Abbots Park is great for dogs and kids, while a short walk or cycle will lead

you to Hollow Ponds and Epping Forest, which offers 2,400 hectares of green open space and woodland. In the other direction, the Olympic Park, Hackney

Marshes, Lea Valley horse riding and ice skating are all within easy reach via quiet cycle routes.

Local schools include Gwyn Jones Primary (6 mins), Leyton Sixth Form College (11 mins) and Leytonstone School (13 mins) – all Ofsted-rated 'Good'. Excel Kids Day Nursery is just 7 minutes by foot.

Leytonstone Tube is just 7 minutes' walk. From here, the Central line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster. The station sits on the merging point of the Central line loop, which means trains are frequent, and you'll be the first to hop on during the morning rush hour. Alternatively, 14 minutes by foot, Leyton Midland Road Overground will take you to Kings Cross and St Pancras in 25 minutes.

ADDITIONAL INFORMATION

Scan the QR code to see additional information on local schools, transport, hospitals and more.



NOTES

Lined area for writing notes.



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