

For memories made
and memories to come.

Morley Road, Leyton E10

- ◆ Four-bedroom Victorian house
- ◆ Three bathrooms
- ◆ Stylish eat-in kitchen
- ◆ Fully renovated throughout
- ◆ Preserved original features
- ◆ 39ft private garden
- ◆ Close to Francis Road
- ◆ Walkable to Tube & Overground

This stunning, beautifully renovated four-bedroom Victorian house blends period details with a calming modern palette and a clever layout for a light-filled, spacious feel.

On a tree-lined residential street, just moments from the thriving Francis Road, the home's excellent location is just a stone's throw from well-connected bus, rail, and road links, several green spaces, and great schools.

Together with an interior designer, the current owners have refurbished the property to an incredibly high standard, extending the kitchen and loft, renovating all three bathrooms and fitting new flooring.

High-end finishing touches include Farrow & Ball, Little Greene and Bauwerk paintwork to all rooms, stylish tiling, cast-iron column-style radiators, new internal doors with beehive handles, and tactile bronze sockets and switch plates. Great attention has been paid to the sightlines and flow of light through the house, with the addition of new anthracite-framed windows and doors, strategically placed rooflights, and an internal courtyard on the ground floor.

STEP INSIDE

Set behind a newly built low brick wall, the house greets you with a refreshed and repointed sandy-hued London Stock brickwork exterior. The stone lintels, sills and bay columns have all been painted in 'London Stone' by Farrow & Ball, providing a striking contrast with the black-framed timber sashes.

"The fantastic original patterned floor tiles and ceiling cornice nod to the property's heritage."

“The interior courtyard offers a view right through to the kitchen and the garden beyond.”

A smart black tiled path leads to a recessed porch with original Victorian tiles and a part-glazed panelled front door, painted to match the stonework and finished with brass furniture, including a charming fox-shaped knocker.

Step through into a hallway lit by a transom window and a pair of scalloped opaline glass pendants by Pooky. The fantastic ceiling cornice and original Victorian patterned floor tiles (continued from the porch) nod to the property's heritage, while the calming colour palette creates a calming, contemporary feel. The refined tones of Farrow & Ball's 'Shaded White' have been used on all the skirtings and doors in

the house, while Bauwerk limewash paint in 'Mykonos' (a lovely warm white) has been used on the walls.

Walk through a widened arch to your left into the dual-aspect double reception room, where the Bauwerk walls repeat, adding to the sense of space, complemented by sanded and Osmo-oiled original floorboards. It's filled with light from a large bay to the front and a glazed door to the rear. There are two Pooky pendant fittings with paper shades, while a pair of fabulous floor-standing, cast-iron column-style radiators keep things cosy.

The anthracite aluminium rear door opens to the interior courtyard and offers a view right through to the kitchen and the garden beyond. With a rendered wall and soft terracotta-toned Marlborough Andalucia Collection Seville porcelain tiles, an external light and an electrical socket, it's the perfect private spot for

reading, relaxing or enjoying a quiet morning coffee.

Return to the hallway, where you'll find a useful understairs storage cupboard and a WC with Bauwerk-painted walls, housing a close-coupled loo and a stylish concrete basin with black taps.

The dining kitchen lies beyond and extends the entire rear width of the house, drinking in the light from a pair of large skylights, a side-facing window, an anthracite aluminium glazed door to the courtyard, and wide Corvison anthracite aluminium sliding doors framing the garden. The Bauwerk walls are complemented by a poured micro-cement floor warmed by underfloor heating. At the same time, the oak-veneer cabinet fronts by HUSK with bronze handles by Corston Architectural Detail are topped with a pale quartz worktop, continuing the use of considered, natural materials.

A cleverly concealed extractor sits above a Smeg range oven, while integrated appliances include a dishwasher, tall fridge-freezer and a washing machine. A wide, under-mounted sink with a black mixer tap sits beneath the side-facing window. Other design details include metal switches and sockets to match those elsewhere, recessed ceiling spots, and a trio of rippled stone sconce wall lights by Dyke & Dean. The boiler is also discreetly housed here.

Returning to the hallway, the staircase features bannisters painted in 'London

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“A showstopping freestanding bathtub enjoys similarly leafy views.”

Stone’ and a sisal runner, trimmed with black, which then continues along the landing (painted in Farrow & Ball’s ‘School House White’) before flowing as a carpet into all the bedrooms.

Filling the front of the house, the light-filled primary bedroom features two large black-painted timber sash windows with cast-iron radiators beneath. The warm-toned walls are ‘Setting Plaster’ by Farrow & Ball, while a newly reinstated cast-iron fireplace with a black stone hearth provides a focal point.

The second bedroom next door is another good-sized double painted a gentle sage (‘Ball Green’ by Farrow & Ball) to reflect the garden views seen through the tall

casement window. There’s also a Pooky pendant fitting with a shade and a cast-iron radiator.

Back in the hallway, you’ll find the family bathroom to the rear, where a showstopping freestanding bathtub enjoys similarly leafy views through a wide black-framed window. Walls in ‘Slaked Lime Mid’ by Little Greene provide a calming backdrop to the Gadsby wall tiles in Potters Sage by Claybrook Studio, while pale, large format porcelain tiles by Mandarin Stone run underfoot.

There is a walk-in wetroom-style rainfall shower with separate shampoo spray and reeded frameless glass screen, a close-coupled loo, and a pair of concrete countertop basins with a beautiful wood storage vanity. The tapware is brushed brass, alongside a brass heated towel rail and oval brass-framed mirror.

Take a second staircase with a sisal runner

to the second floor, where a clerestory window and a minimalist Arc pendant by Spark & Bell light the landing. The walls here are Farrow & Ball’s ‘School House White’, which continues into both bedrooms.

To the front, you’ll find a sunny double bedroom bathed in light from a pair of timber-framed Velux windows. The jute carpet continues here, but you’ll also find a cast-iron radiator and access to handy eaves storage cupboards, with Corston knobs to match those elsewhere. The fourth bedroom to the rear shares a similar décor scheme, with a pair of wide anthracite aluminium-framed windows offering brilliant rooftop views.

Between the two, you’ll discover a fantastic shower room. Pebble green terrazzo-effect porcelain tiles to the floor pair with Stix ceramic tiles to the walls (all from Mandarin Stone), adding a wow factor. Meanwhile, sanitaryware includes a pink concrete

countertop basin with a brass mixer tap and dark wood reeded vanity; a walk-in wetroom-style rainfall shower with a reeded glass screen; a wall-hung loo; and a brass heated towel rail radiator.

OUTDOORS

Outside, the garden is enclosed by timber fencing and extends almost 40ft. From the kitchen, walk out onto a patio laid with the same attractive tiles as the courtyard – ideal for entertaining and barbecues – before stepping down to a lawn with a mature tree and a pair of impressive date palms, giving it a wonderfully Mediterranean feel in the summer.

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Double reception







Dining kitchen



Dining kitchen





Dining kitchen



Courtyard



Garden





Entrance hall





Bathroom



Bathroom





Bedroom



Bedroom





Bedroom



Bedroom





Shower room



Front of house



Morley Road, Leyton E10

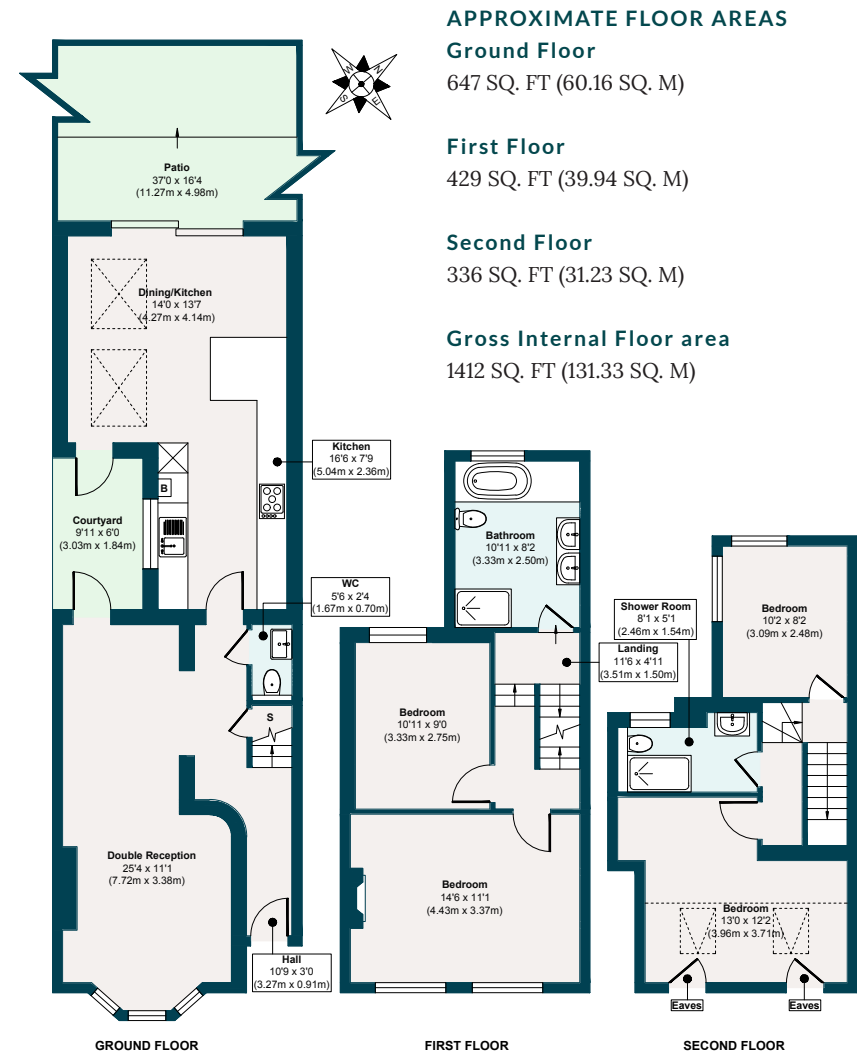


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



GETTING AROUND

The Overground at Leyton Midland Road is around an 11-minute stroll and has a swift change to the Victoria line at Blackhorse Road, while the Tube at Leytonstone is about 18 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.

IN THE NEIGHBOURHOOD

Just moments from Francis Road, Morley Road 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, Marmelo Kitchen, and Pause yoga studio.

Nearby are the Heathcote & Star pub, Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is around a 13-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

SCHOOLS

Popular and well-performing schools with an Ofsted rating of 'Good' or above include two local primaries, Newport and Dawlish, and Norlington Secondary & 6th Form for Boys.

A note from the owners



“We’ve thoroughly enjoyed working on this project, blending the home’s original charm with modern enhancements. Every detail reflects uncompromising quality, and we’ve used only the highest-quality materials throughout. The addition of the internal courtyard was designed with young families in mind, offering a safe and versatile outdoor space for children to play year-round or as a tranquil retreat for adults – a perfect spot to unwind or entertain. The curved wall in the hallway and the original tiles are standout features that add unique character, while the beautiful trees at the back of the property create a serene and picturesque backdrop.”

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