

For memories made
and memories to come.

Forest Drive East, Upper Leytonstone E11

- ◆ 1920s townhouse
- ◆ Five bedrooms (four doubles)
- ◆ Two bathrooms & one WC
- ◆ 53-foot southeast-facing garden
- ◆ Restored original floorboards
- ◆ Bespoke handmade kitchen
- ◆ Stunning ground floor extension
- ◆ Walkable to Tube & Overground

Set on a tree-lined street in Upper Leytonstone within easy walking distance of Underground and Overground services, this stylish 1920s townhouse has a light-filled, friendly feel, a versatile layout, and beautiful yet practical details at every turn.

In recent years, the owners have sensitively renovated the property, building into the loft and working with architects/design studio Eckford Chong to extend the ground floor. They also fitted a bespoke handmade kitchen that has graced the cover of Kitchens, Bedrooms & Bathrooms magazine.

The house, which features a characterful red brick exterior and white-painted stone lintels on the five large windows, sits behind a low wall with decorative blocks. Flowerbeds and a pair of myrtle trees enhance the well-kept front lawn, while a paved path leads to a part-glazed timber front door (with black cast-iron furniture) painted a cheerful aquamarine shade.

STEP INSIDE

The property has been carefully reconfigured to make the most of the natural light, which floods in from all angles. As a result, it feels bright and airy from the moment you step inside the white-painted hallway, with a fantastic sightline designed to lead the eye through to the leafy garden.

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“The bespoke handmade grey-fronted units pair with orange Formica and powder-coated black steel-framed open shelving for a playful touch.”

Original sanded and restored floorboards start here and flow through a four-panelled door into the living room. Lit by two expansive windows with neutral linen Roman blinds, the royal blue walls rise to a white coved ceiling with a contemporary PS pendant. Flanked by alcoves fitted with bespoke shelving, the chimney breast houses a decorative log burner with a black stone hearth, enhanced by a pair of triple column-style radiators.

Returning to the hallway and passing an understairs storage cupboard, a pocket door to your left opens to a WC with a vanity basin, concealed cistern loo and grey Carnaby Hexagon Décor tiled splashback. To your right, another pocket

door reveals a roomy walk-in pantry.

Walk through to the extended dining kitchen, which is bathed in lovely south-facing light from a trio of large skylights alongside a Maxlight Crittall-style pivoting door and aluminium-framed sliding windows, referencing the period of the property.

Exposed overhead structural steels and a stainless-steel worktop also mirror the industrial design details common of the era. At the same time, the bespoke handmade grey-fronted units pair with orange Formica and powder-coated black steel-framed open shelving for a playful touch.

The practical orange chevron Atrafloor vinyl flooring adds a further pop of colour, with the geometric shapes reflected nicely in the four black wire pendants over the three-seater island and dining area.

Integrated appliances include a double oven, Bosch larder fridge, separate freezer,

Bosch dishwasher and induction hob with steel overhead extractor. There's also a stainless steel inset one-and-a-half bowl sink with a Franke instant boiling water tap.

Long bespoke timber benches in the dining area offer plenty of space to seat friends and family, as well as clever hidden storage. The sliding windows open to reveal a corresponding exterior concrete bench seat on the other side, allowing for an indoor-outdoor feel and creating a flexible space that can also be used for working, reading, and relaxing. Towards the centre, a set of double doors open to a purpose-made playroom created to work equally well as a home office or snug.

Head upstairs via the white-painted staircase with a striped runner to the first floor, where sanded floorboards begin again and flow into all three bedrooms. The front-facing primary is a light-filled space with white-painted walls and a pair of large windows (fitted with bespoke

Roman blinds) adding to the restful feel. There's a long radiator, a pendant light, and plenty of storage potential in the alcoves.

The second bedroom, another large double, has garden views and shares a similar décor scheme, while the third, single bedroom – ideal as a home office or nursery – sits beside the primary and features a pendant light and a large window with a column-style radiator beneath.

Walk past a handy laundry cupboard (with space and plumbing for a washing machine) to find the family bathroom. Lit by a tall casement window looking out to the rear, charcoal grey floor tiles complement glossy white metro tiles in

“Sliding Crittall-style windows open to reveal a corresponding exterior concrete bench seat on the other side.”



brick formation to the walls. The suite comprises a bath with a rainfall shower, a traditional-style basin with a chrome mixer tap, and a close-coupled loo.

There's also a chrome heated towel rail and a large storage cupboard, which discreetly houses the Vaillant boiler.

Take a second white-painted staircase to the light-filled loft conversion, where a central skylight brightens the landing and leads to two further well-proportioned double bedrooms. Both feature pale paintwork on the walls, soft grey carpets, and column-style radiators. The rear bedroom looks out to the garden through a double casement, and the front bedroom is filled with light from a pair of Velux windows (with integrated remote-controlled blinds) and includes access to useful eaves storage.

You'll also find a shower room with wood-effect flooring, grey wall tiles and a frosted rear-facing window. There is a walk-in shower with a black-framed

sliding glass screen, alongside a close-coupled loo and a grey concrete basin with a wooden vanity and black mixer tap.

OUTSIDE

The long, southeast-facing garden extends 53 feet and enjoys the sun for most of the day. From the kitchen, a paved patio leads to a second, decked area – perfect for entertaining – before stepping down to a grassy lawn framed by borders filled with mature foliage.

To the rear of the garden is a large double garage with electrics and rear access. This brilliant space could be converted for various uses, from a studio, workshop, office or gym to a play space or teen hangout.

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Dining kitchen



Dining kitchen



Dining kitchen



WC



Living room



Living room



First floor landing



Bathroom



Primary bedroom



Second bedroom



Third bedroom



Third bedroom



Shower room



Garden





Front of house



Forest Drive East, Upper Leytonstone E11

APPROXIMATE FLOOR AREAS

Ground Floor

755 SQ. FT
(70.20 SQ. M)

First Floor

552 SQ. FT
(51.30 SQ. M)

Second Floor

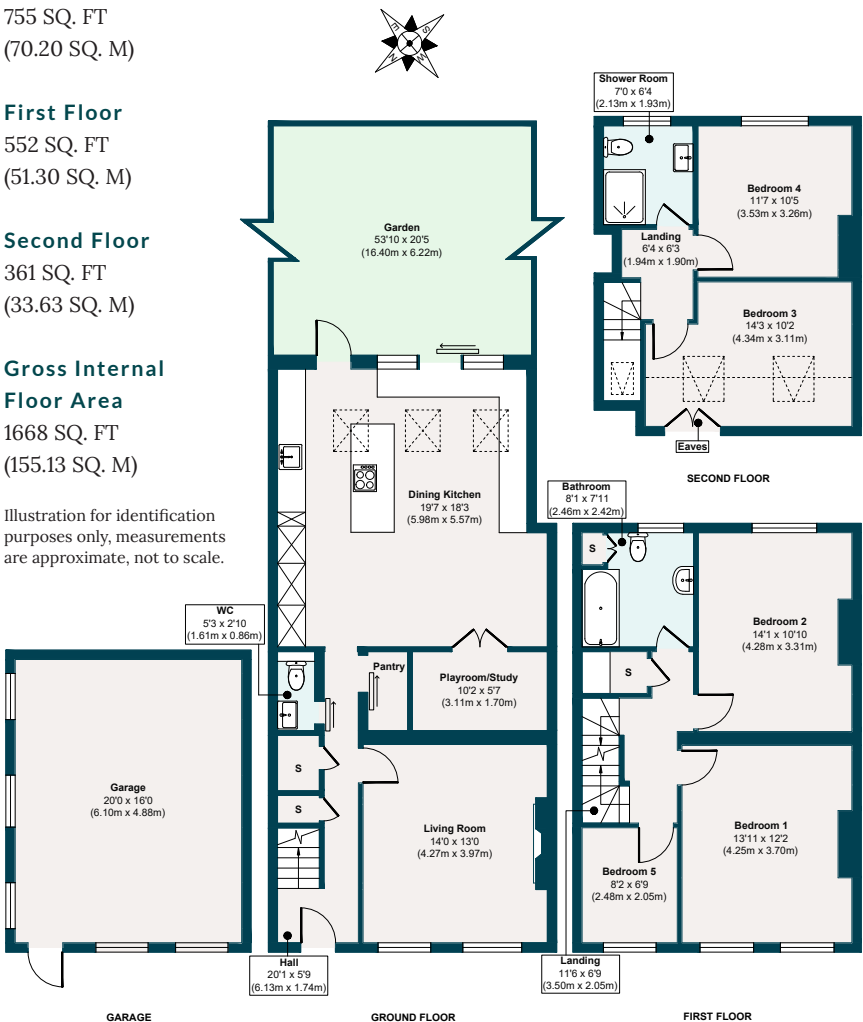
361 SQ. FT
(33.63 SQ. M)

Gross Internal

Floor Area

1668 SQ. FT
(155.13 SQ. M)

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



The neighbourhood



GETTING AROUND

Forest Drive East occupies a convenient spot in Upper Leytonstone, about a 14-minute walk from Leyton Midland Road station and around 18 minutes from Leytonstone Underground (Central Line – 24 hours at weekends).

IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, Perky Blenders coffee and plenty more besides.

The current owners recommend Out of the Woods on Colworth Road for coffee and brunch, and Gravity Well taproom. Other local sellers also often recommend Filly Brook, the Heathcote & Star, Nirvana Brewery, and Decanteur for drinks, as well as Burnt Smokehouse, the bar and

restaurant at the Sir Alfred Hitchcock Hotel, and Homies on Donkeys for Mexican fare. Other gems include San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based fitness classes, Primrose Florists for flowers and plants, and Noted Eel and Pie House.

Some fantastic open green spaces within walking distance include Hollow Pond (10 minutes) and Henry Reynolds Gardens (around 19 minutes), with Wanstead Flats and Park beyond. Further afield, it's also worth taking a half-hour stroll to Highams Park to visit the lake and tea hut for pizza.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium, continue on to Canary Wharf, or take the A11 into the heart of the city.

SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is seven minutes' walk away. You can also reach both Gwyn Jones Primary (Good) in just eight minutes, Leyton Sixth Form (Good) in nine, or Leytonstone School (Good) in three.

A note from the owners

“Our house is celebrating its 100th birthday this year! Looking back through the records of previous owners, there’s a strong trend of people moving from other parts of London to settle here – exactly as we did!”

“Our favourite room is definitely the kitchen, with space for the whole family to get together, and the play store, where the toys can be hidden out of sight when the children go to bed. We also love the indoor/outdoor bench seating in the kitchen by the sliding window, which means we can enjoy the garden all year round.”



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