

For memories made
and memories to come.

Chichester Road, Leytonstone E11

- ◆ First-floor Victorian flat
- ◆ Two bedrooms
- ◆ End-of-terrace position
- ◆ Share of freehold
- ◆ Separate living room
- ◆ Upgraded windows & boiler
- ◆ Short walk to Wanstead Flats
- ◆ Nearby Tube & Overground

This light and airy end-of-terrace Victorian flat lies in a quiet residential area just a short walk from Jubilee Pond and a huge range of fantastic shops, pubs and restaurants. In the last few years, it has been upgraded with a new boiler (2021), new windows in the kitchen, bathroom and main bedroom (2022), and a new built-in shower, installed in 2024.

STEP INSIDE

Nestled on the corner of Chichester Road, the traditional London Stock brick exterior

is finished with white lintels and mouldings, including to a recessed entrance beyond a walled front patio planted with fragrant lavender.

Inside, a carpeted staircase leads to the split-level landing on the first floor. Ahead, you'll find a fully tiled bathroom fitted with a newly installed shower enclosure with a luxurious rainfall head, a concealed cistern toilet and a basin with chrome mixer tap

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with a backlit mirror above. Two built in cabinets and glass shelves provide storage, while a casement window pulls in light.

Repainted in 2024 in muted green tones, the spot-lit kitchen features a range of Howdens cabinetry in coordinating cream with chrome handles and wooden worktops for a natural feel. A casement window with a fitted blind gives a view while standing at the stainless-steel sink, which has space for a dishwasher and washing machine beneath. Integrated appliances include a Bosch oven with a gas hob, and a Hotpoint extractor hood.

On the upper landing, you’re welcomed by a practical office space with bookshelves brightened by a central pendant light. The coved white walls and wooden flooring flow from here into both bedrooms and a spacious living room illuminated by two broad front windows with Venetian blinds for privacy and light control.

The largest bedroom is an excellent-sized double with plenty of space for wardrobes and furniture. It feels lovely and warm thanks to the big casement window facing the rear, which has a roller blind to ensure comfortable sleep. Overlooking the street via a tall awning window with a Venetian blind, bedroom two is a sweet single that would make a charming nursery or guest room.

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Living room





Living room





Landing / study area



Primary bedroom



Second bedroom



Shower room



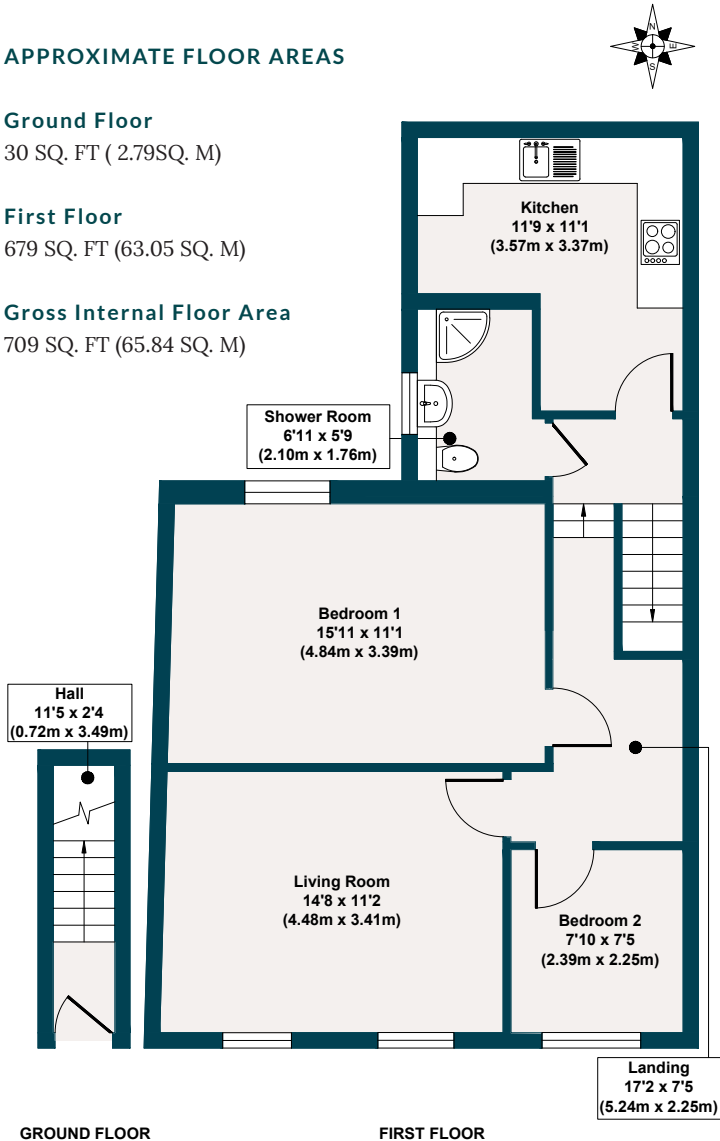
Kitchen



Front of house



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The neighbourhood

GETTING AROUND

Leyton Underground for the Central line is just a short walk away (20 minutes), with the Elizabeth line available in the other direction at Maryland rail station – also reachable by foot. From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too. Leytonstone High Road (Overground) is also nearby.

IN THE NEIGHBOURHOOD

Chichester Road is part of a quiet pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5

miles from the Olympic Park with all it has to offer.

Nearby is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), the new coffee shop Tamping Grounds, Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for custard tarts.



Chalet Wood, Wanstead Park

The High Road is only a few minutes' walk away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca or Yard Sale. Other favourites include Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and Cann Hall Park, with its coffee shop, play areas and skatepark.

Our local sellers particularly recommend Joyau, Dina, Deeney's for the 'best breakfast

in London', Back to Ours for morning coffee and pastries, Fiore for great pasta, Homies on Donkeys for delicious Mexican, and Kamu @ The Birds for Sri Lankan.

SCHOOLS

The popular Jenny Hammond Primary School is just five minutes on foot and rated 'Good' by Ofsted. Davies Lane Primary School is a short walk away and is rated "Outstanding". You'll also find Buxton School within a four-minute stroll and a few nurseries nearby, including N. Family Club Nursery.

A note from the owners

“I’ve loved living somewhere so peaceful, and it has been great to feel part of the local community. Chichester Road has had several street parties since I have been here. There is even a band that puts on an open-air show in the summer, and everyone comes out to say hello.”

“We are a bee-friendly street, and in the summer, the lavender in the front garden often gets people stopping to chat. If you look closely at the side of the property, you will see some work from a local artist.”

“The flat is a short walk from many transport links, so it is easy to get to the Elizabeth, Central, and Suffragette lines. There are also lots of good bars and restaurants within a short walk, but the road itself feels really quiet and safe.”



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