



*For memories made  
and memories to come.*

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## RICHMOND ROAD, LEYTONSTONE E11

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- ◆ Ground-floor Victorian maisonette
- ◆ Two bedrooms
- ◆ Recently fitted kitchen & bathroom
- ◆ Private 26-foot rear garden
- ◆ Moments from Francis Road
- ◆ Near Leyton & Leytonstone Tube
- ◆ Walkable to Leytonstone Overground
- ◆ Short walk to Wanstead Flats

Victorian talent for creating thoughtful and liveable spaces.

Located on the ground floor of a handsome terraced house, the property sits on a wide, friendly, tree-lined street. Its London stock brick frontage is softened by white-painted stone lintels and columns to the sash bay window.

With lovingly restored period features, a stunning leafy garden and a cleverly configured layout that makes the most of the natural light, this lovely, characterful two-bedroom maisonette is just moments from the thriving Francis Road and within easy reach of great transport links and green spaces.

Shielded by a smart privet-topped wall built with reclaimed local bricks and Yorkstone capping, a wide traditional terracotta tiled path leads past the gravelled front garden – planted with David Austen scented roses – to a new French blue-painted part-glazed timber front door.

With high ceilings, sanded floorboards and timber-framed windows, the purpose-built maisonette is one of around 500 designed by famed local developer J G Abraham in the late 1800s, reflecting the

*“Original sanded floorboards  
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appropriate circular knob.”*

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*“Fitted with good-quality two-tier wooden plantation shutters, the tall timber sash bay window floods the room with light.”*

Inside, lit by a gilt-numbered overhead transom, the walls are painted in Farrow & Ball's Theresa Green and rise to a coved ceiling with a glass globe pendant. There's a column-style radiator and useful understairs storage cupboard to your left. Original sanded floorboards flow through a restored panelled door with a new period-appropriate knob into the living room on your right.

Fitted with good-quality two-tier wooden plantation shutters, the tall timber sash

bay window floods the room with light. Fresh white paintwork on the walls adds to the bright and airy feel.

Much time and thought has been given to retaining as many original features in the flat as possible, including the high skirtings, original coving and ceiling rose. A beautiful reclaimed and painstakingly restored cast-iron Edwardian fireplace with white-painted surround and black hexagon-tiled hearth (a motif seen throughout) provides a showstopping focal point. There's also a floor-standing column-style radiator and a central pendant fitting.

The primary bedroom lies adjacent. Lit by an original timber sash window (with plantation shutters) overlooking the pretty side return courtyard, this room

has walls painted in Farrow & Ball's Hague Blue for a cosy, cocooning vibe. There's another column-style radiator and a pendant fitting here, while the current owners are happy to leave the two mirrored double wardrobes if requested.

Returning to the hallway, step down to find the dining kitchen, fitted in 2022, where original floorboards maintain the home's character – a pleasing contrast to the modern muted-green cabinetry with stylish brass knobs by Plank Hardware.

White walls, hexagonal splashback tiles, and a Minerva composite worktop with an under-mounted sink and brass tap provide further contrast. A new side-facing window, enlarged by the current owners, fills the space with light and offers leafy views out to the courtyard.

Integrated appliances include an induction hob, oven and microwave, a Bosch dishwasher, and a Zanussi washer-dryer, while bespoke cabinetry hides the fridge-freezer and a useful pantry, keeping everything to hand yet tidy and streamlined. The boiler, newly fitted two years ago, is also discreetly housed here. Other design details include an iconic Coolicon utility light over the dining area and a column-style radiator.

A doorway to your right leads to the

*“A beautiful reclaimed and painstakingly restored cast-iron Edwardian fireplace provides a showstopping focal point.”*

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*“A large potted evergreen Japanese loquat by the seating area gives a wonderful green vista from the kitchen window.”*

rear lobby (painted sage to match the front) and a newly fitted secure door with a reeded glass panel to the garden. Underfoot, black hexagon Wincklemans porcelain mosaic tiles, imported from France, segue brilliantly into blue, white and black hexagons to the bathroom floor.

The current owners completely renovated the bathroom, which is accessed through a clever pocket door and brightened by a side-facing frosted window and a globe ceiling light. The bevelled metro wall tiles were made by H & E Smith, the

creators of the tiles used in the London Underground, while navy blue wall panelling echoes the navy feature tiles and creates a charming dado effect.

There is a bath with Rudge & Co. traditional-style rainfall shower and handheld attachment, an enamel utility sink based on a vintage 1930s design, and a traditional-style close-coupled loo with black seat and a towel rail radiator. Spacious bespoke integrated cupboards use the space under the stairs, providing plenty of room for storage.

The second single bedroom lies alongside the bathroom. It has original floorboards and white walls, and it is lit by a garden-facing window with plantation shutters to match those elsewhere. There's also a pendant light fitting, fitted wall shelves,

and a column-style radiator.

Outside, the amazing garden extends to 26 feet and was designed by the current owner, a keen RHS-qualified gardener, to be a leafy, private oasis. Enclosed by attractive blue-painted slatted timber fencing, it begins with the side return courtyard, paved in natural sandstone, where a large potted evergreen Japanese loquat by the seating area gives a wonderful green vista from the kitchen window.

A pergola with climbing jasmine then leads the way along a paved stone path to the main space, where three benches made with reclaimed brick pillars and bespoke handcrafted oak tops have been specifically positioned to take advantage of the sun at different times of day.

A pair of reclaimed stone water troughs are used as planters and water features, providing yet more interest, while David Austen roses scent the air and two winter-flowering cherry trees give a colourful lift in the colder months. There's also a small magnolia while the underplanting includes geraniums, geums, ferns, Erigeron and foxgloves. Whether spring or summer, we're told there's always something in flower to bring joy.

*“In the bathroom, the bevelled metro wall tiles were made by H & E Smith, creators of the tiles used in the London Underground.”*





LIVING ROOM





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## KITCHEN



DINING AREA





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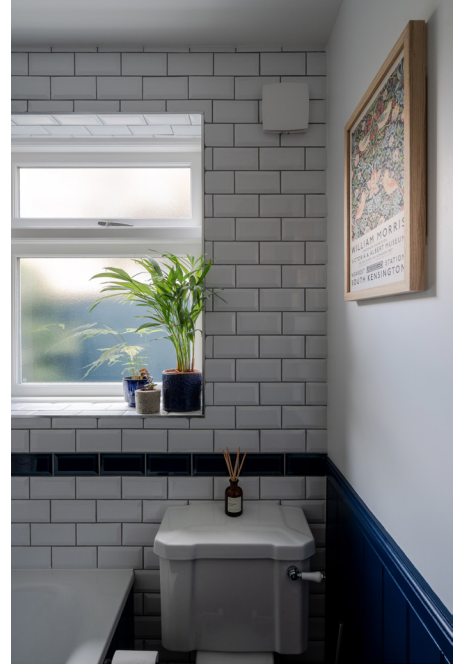
PRIMARY BEDROOM



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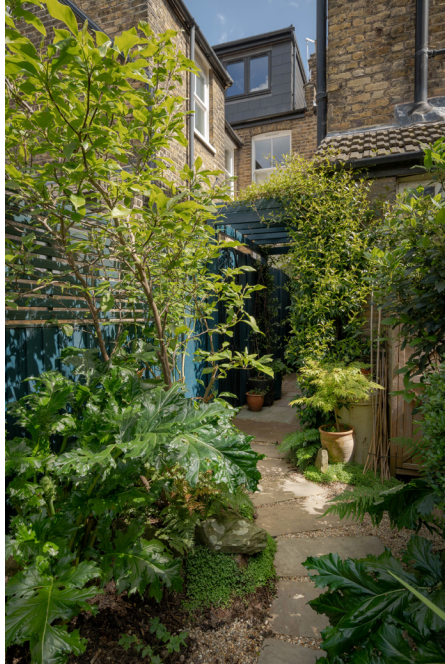
SECOND BEDROOM





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## BATHROOM



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GARDEN





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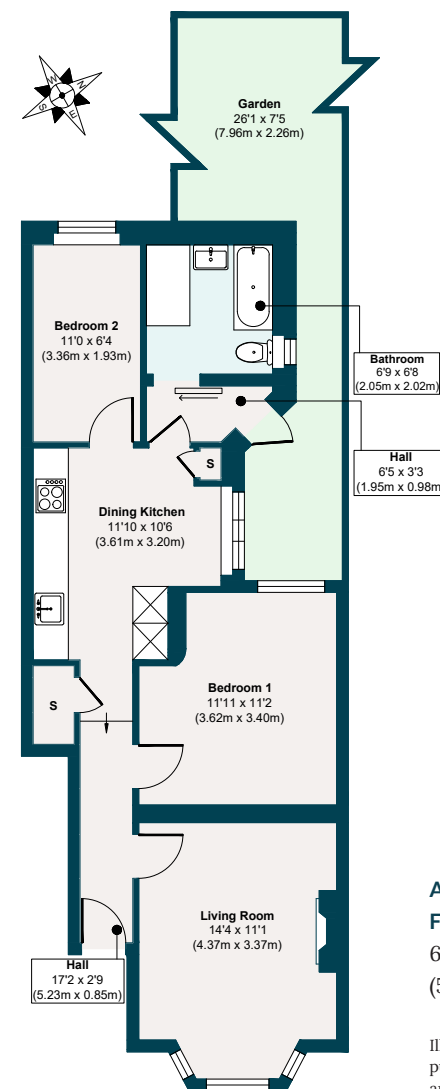
GARDEN



## FRONTAGE



## RICHMOND ROAD, LEYTONSTONE E11



**APPROXIMATE  
FLOOR AREA**  
607 SQ. FT  
(56.43 SQ. M)

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

## THE NEIGHBOURHOOD



Richmond Road – a friendly, community-minded street – is just two minutes' walk from the wonderful village scene on Francis Road, with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist.

A range of events are regularly hosted on the road, from the recent 'Francis Road Lates' with food trucks, cocktails, and discos for the kids to Halloween parties and Christmas carols.

Several great pubs – the Red Lion, The Northcote, Heathcote & Star and

The Filly Brook – as well as High Road Leytonstone's pubs and cafés, are all within a short wander. The current owners also particularly recommend Unity Café and the delicious fare at Mum Likes Thai Food.

With so much local transport, including plenty of bus routes stopping in nearby Grove Green Road, the property is exceptionally well connected. Equidistant between Leyton and Leytonstone Tube and close to Leytonstone High Road Overground, the home is an easy walk to all stations, making short work of getting into Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead, and Stratford for retail therapy at Westfield and wide-open space in the Queen Elizabeth Park.

The entire development around the park is on the rise, with the new 'East Bank' cultural hub soon to include world-class

experiences, including Sadler's Wells East theatre, UAL's London College of Fashion and the V&A East Museum.

There are several local parks in the area, as well as good running routes through to Hackney Marshes, Wanstead Flats (drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, both nearby. Also worth visiting are Brewster Road Park (adjacent to a community garden), Victoria Park, Hackney Bumps Skate Park and Sidmouth Park.

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (4 minutes' walk, Ofsted-rated 'Outstanding'), with the area particularly well-located for sought-after activities and groups for babies, children, and parents.

### ADDITIONAL INFORMATION

Please scan the QR code to see the EPC rating; information on local schools, transport, hospitals and more.



## A NOTE FROM THE OWNERS

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*“This has been a wonderful home, and we’ve been really blessed with fabulous neighbours who have genuinely become important friends. The whole street has a lovely communal vibe and is a great place to live.*

*“We love the character of this home, so we’ve tried to keep what we can of what remained, and to update sympathetically where we couldn’t. The fireplace in the living room makes us really happy, and the garden has given us hours of joy. It’s a beautiful green sanctuary and a peaceful place to sit with a cup of tea and clear your thoughts.”*







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