

Richmond Road | Leytonstone E11

*For memories made  
and memories to come.*

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## RICHMOND ROAD, LEYTONSTONE E11

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- ◆ Ground-floor Abrahams maisonette
- ◆ Private, south-facing garden
- ◆ Two bright bedrooms
- ◆ Living room with bay window
- ◆ Contemporary décor throughout
- ◆ 175-year lease
- ◆ New boiler in 2022
- ◆ Moments from Francis Road

This purpose-built maisonette – one of around 500 designed by famed local developer J G Abraham in the late 1800s – lies just a minute’s walk from the chic cafés, pubs, and independent shops and eateries populating Francis Road and enjoys a private garden.

Surrounded by the parks, gardens, and wildlife havens Leytonstone is known for, the property is also only 15 minutes by foot from several train stations, including Leyton Midland Road and Leytonstone High Road (Overground), and the Central line at Leyton and Leytonstone Underground – perfect for commuting and shopping in the City.

Inside, the bright, spacious rooms have been decorated with cosy, cheerful tones and soft natural materials. In 2020, the stylish modern kitchen was updated, the bathroom was refitted, and new flooring was laid throughout the remaining rooms. Two years later, the owners installed a Valiant boiler with Hive thermostatic controls to heat the entire maisonette for a warm welcome home.

Thronged with attractive, brick-built period homes, Richmond Road epitomises the characterful residential enclaves scattered around the area’s thriving urban hubs. With its traditional London stock frontage and pristine white lintels, full-height colonnaded bay and mouldings, this charming home is no exception.

*“Crisp white walls meet a high-coved ceiling featuring an industrial-style, four-way light.”*

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*“The primary bedroom echoes the peaceful atmosphere with neutral walls and soft carpeting.”*

From the street, a low brick wall and high hedge screen the front patio leading to the recessed front entrance, where a green panelled front door with chrome furniture and numbered transom window opens into your private hallway.

Here, crisp white walls meet a high-coved ceiling featuring an industrial-style, four-way light. Warmed by a cast-iron radiator, this inviting reception space also has a useful in-built storage cupboard for coats and shoes.

The natural-toned laminate flooring underfoot flows into the living room on your left. Flooded with light by a wide canted bay with fitted Venetian blinds to the front, the room combines period

elements (such as elegant coving, a stylish central chandelier, and a feature cast-iron fireplace with a stone hearth) with subtle green paintwork between white skirting boards and high picture rails. The chunky shelving on either side of the chimney breast was fitted in 2020 and nicely finishes the calm, cosy scheme.

Behind the living room, the primary bedroom echoes the peaceful atmosphere with neutral walls and soft carpeting lit by a central pendant and a large window to the garden. There's also plenty of space for a freestanding wardrobe and a chest of drawers.

Return to the hallway to find the kitchen, which is nestled in the heart of the apartment and overlooks the side return via a broad awning window above the sink. Deep yellow walls lift the practical tiled flooring and grey metro-tiled splashback to create a sunny atmosphere that complements the glossy white wrap-around cabinetry and wooden tops.

The kitchen has been thoughtfully planned to maximise the floor space, with a breakfast area in the corner and an alcove to house a fridge-freezer. You'll also find an integrated AEG oven, NEFF hob, and space for a dishwasher and laundry appliance.

Continue into the rear hallway to discover another in-built cupboard and access to the garden. To your left, traditional-style patterned floor tiles pair with glossy white metro wall tiles with black grouting for an old-meets-new vibe. The tall chrome heated towel rail matches the taps and shower fittings above a deep bath with a glass screen, while a modern basin by a frosted window and a close-couple toilet complete the suite.

Next door, the second bedroom – a lovely single decorated with a grey carpet and lavender walls – enjoys leafy views over the garden from a huge window rising to the coved ceiling. A central pendant and shelving make it an ideal nursery, but you

could also use it as a guest bedroom or home office.

Outside, a pebbled side return edged by a delightful curved trellised fence joins a south-facing deck that is screened from view by high fence panels and neighbouring shrubs yet captures the sun throughout the day.

A water butt serves a pretty shrub and flower border, while a wooden shed to the rear offers storage for bikes, outdoor furniture, and garden supplies. Designed with practicality in mind, this ultra-low-maintenance garden is the perfect setting for al fresco drinks, barbeques, and entertaining.

*“Deep yellow walls lift the practical tiled flooring and grey metro-tiled splashback to create a sunny atmosphere.”*



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LIVING ROOM



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PRIMARY BEDROOM



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BREAKFAST KITCHEN



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SECOND BEDROOM



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BATHROOM



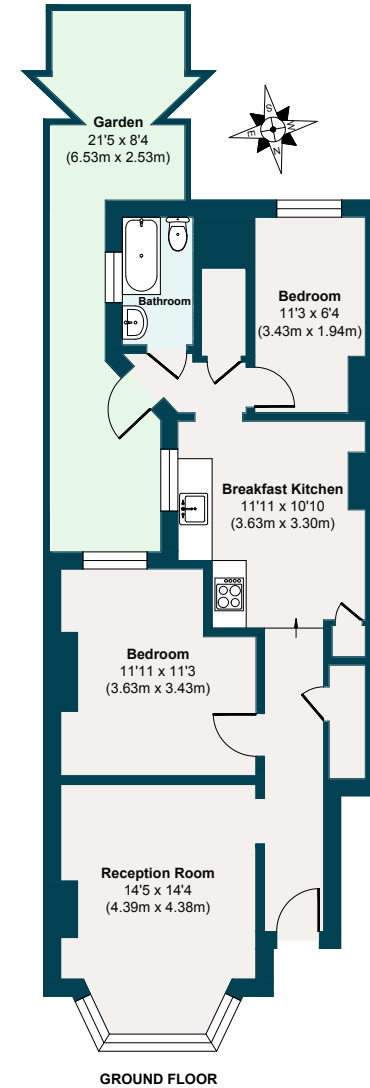


GARDEN

## FRONT OF HOUSE



## RICHMOND ROAD, LEYTONSTONE E11



### APPROXIMATE FLOOR AREAS

652 SQ. FT  
(60.60 SQ. M)

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

## THE NEIGHBOURHOOD



Francis Road, E10

Richmond Road is just moments from the wonderful village scene on Francis Road, with shops, bars and delis including Marmelo Kitchen for coffee and fresh bread; Morny bakery for an amazing selection of sweet and savoury treats; Yardarm for lunch or dinner and a fantastic wine shop; Phlox bookstore; Edie Rose florist; and Pause Yoga & Pilates Studio – an independent, community-oriented space that has a holistic approach to physical and mental wellbeing.

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, Leyton Technical, Heathcote & Star and The Filly Brook – as well as High Road Leytonstone's pubs and cafés, are all within a short wander.

With so much local transport, including plenty of bus routes stopping in nearby Grove Green Road, the house is exceptionally well connected. Equidistant between Leyton and Leytonstone Tube and close to Leytonstone High Road Overground, all stations are easily walkable, 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 (3 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 information on local schools, transport, hospitals and more.



## A NOTE FROM THE OWNERS

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*“We came here as a young couple and have had so many happy memories in this house. Growing our family on Richmond Road has been the happiest time of our lives. We love the sense of community in Leytonstone and will cherish the memories we have made here, whether it be the time spent playing with our son in Sidmouth Park or socialising on Francis Road. We have wanted for nothing while living in this flat and will be truly sad to leave when that day comes.”*





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