

For memories made
and memories to come.

Stanley House, Hainault Road, Upper Leytonstone E11

- ◆ First-floor, one-bedroom apartment
- ◆ Recently redecorated and refurbished
- ◆ Ventilated double-glazed windows
- ◆ New boiler thermostat-controlled radiators
- ◆ Share of freehold (107 years remaining on the lease)
- ◆ Private off-street parking
- ◆ 15-minute walk to Leytonstone Tube
- ◆ 10 minutes to Hollow Pond

Set within a well-maintained low-rise apartment block surrounded by leafy communal gardens, this beautifully refurbished one-bedroom flat in Hainault Road blends the clean lines of modernist architecture with contemporary comfort. Designed by Dinerman, Davison & Hillman—an influential mid-century firm known for shaping post-war modernist housing in London—the block carries architectural significance. Their original name plate remains on the front of Stanley House, a quiet nod to its heritage.

Tucked away on the first floor, the flat features engineered wood flooring and has been thoughtfully updated with smart design choices, including a sleek high-end Duravit bathroom and a stylish kitchen with Neff and Bosch appliances (fitted in 2020).

Generously proportioned throughout, the apartment offers a large open-plan living area filled with natural light, enhanced by ventilated modern double-glazed windows fitted with matching Hillary's blinds (seen throughout). A brand-new mains electric boiler and new thermostat-controlled radiators ensure energy-efficient comfort all year round.

“The flat features engineered wood flooring and has been thoughtfully updated with smart design choices.”

“A bold orange bookshelf provides a playful pop of colour, while an integrated wardrobe takes care of clothes and accessories.”

With a share of the freehold and private off-street parking, you'll find the property ideally located just a 15-minute walk from Leytonstone Tube and within easy reach of Hollow Pond/Leyton Flats, and a number of shops, eateries, and thriving pubs.

STEP INSIDE

Arriving at the small block of flats, which is set behind a well-maintained communal garden, continue to the rear to find a large shared parking area with allocated spaces. A secure intercom entrance leads into a communal lobby area, where on the

first floor, your private front door opens into a hallway with plenty of room for coats and shoes.

The white walls and engineered wooden flooring flow across the flat for a fresh, modern feel. The bedroom lies just off the hallway. A good-sized double, it's brightened by a central pendant fitting and a wide casement window. A bold orange bookshelf provides a playful pop of colour, while an integrated wardrobe takes care of clothes and accessories.

Continue along the hall to discover the part-tiled bathroom. Fitted in 2020, it features contemporary white sanitaryware by Duravit, finished with Grohe taps and a Grohe shower above the bath. There's storage in the slim cupboard by the sink and a mirrored cabinet above, while a pegboard wall organiser keeps the surfaces clear.

Filling one side of the flat, the impressive living and dining room is a fantastic space for entertaining guests, especially in the early afternoon when the sun streams through the broad, full-height window framing the leafy front lawn. At the same time, vertical blinds and two central pendants allow you to control the ambience easily.

The living room leads through to a bespoke Formica plywood kitchen, fitted in 2020, with white fronts to reflect light from another large casement window above the stainless-steel sink. Green spotlights, rustic metal and wood storage shelves, and white bookshelves coordinate with the laid-back, practical design scheme. An integrated Neff double oven and gas hob, a Bosch fridge-freezer, and a Bosch dishwasher serve the kitchen. The washing machine is tucked away in a smartly configured utility cupboard in the hallway, maximising living space in the entertaining areas.

OUTDOORS

The property enjoys access to mature communal gardens at both the front and rear, thoughtfully maintained by the residents with support from regular gardeners. To the rear, newly installed planters add colour and interest, while the sun-drenched lawn offers a peaceful spot for relaxing or entertaining throughout the day. Each flat also benefits from its own dedicated lockable shed within the grounds – ideal for secure outdoor storage.

“The impressive living and dining room is a fantastic space for entertaining guests, especially in the early afternoon when the sun streams through the broad, full-height window framing the leafy front lawn.”

Kitchen / dining / living room



Kitchen / dining / living room



Bathroom



Bedroom



Hallway



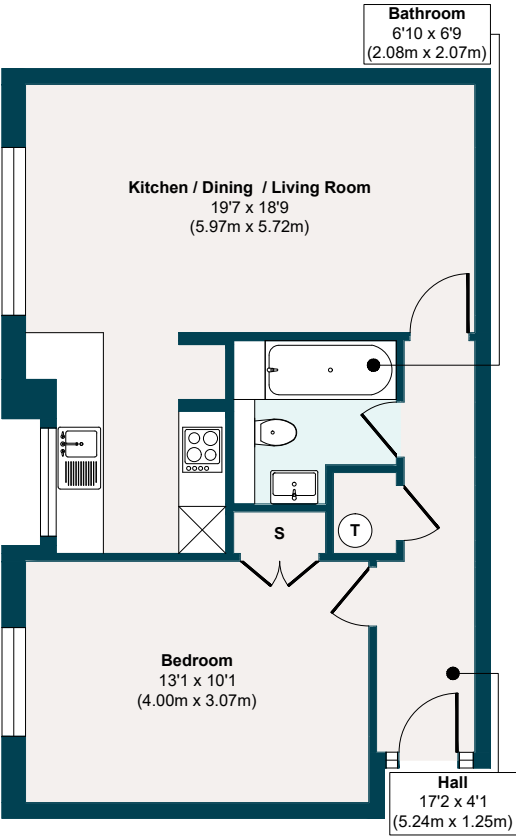
Communal stairway



Frontage



Stanley House, Hainault Road, Upper Leytonstone E11



APPROXIMATE FLOOR AREA

First Floor
543 SQ. FT (50.51 SQ. M)

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

The neighbourhood

Hollow Pond, E11



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, and plenty more. Our local sellers particularly recommend the bar and restaurant at the Sir Alfred Hitchcock Hotel or Filly Brook for drinks, Eat My

Pizza, Homies on Donkeys for Mexican fare, and Mum Likes Thai Food.

In the arches near Leyton Midland: Leyton Calling, Win's Bakers, and Swirl are the latest additions to the local food and wine scene.

Other favourites include The North Star,

the Heathcote & Star, Nirvana Brewery; Yardarm, Burnt Smokehouse; San Marino Café for hearty breakfasts; Out of the Woods or Perky Blenders for great coffee and brunch; Bocca Bocca for delicious pizza; Fitness Hub Leytonstone for community-based exercise classes; the friendly local newsagents for essentials; Primrose Florists for flowers and plants;

and the Noted Eel and Pie House. Gail's Bakery, The Ginger Pig, and Harvey's greengrocers in nearby Wanstead are also regularly mentioned. Tesco Superstore is just 4 minutes away by car.

St Andrew's Church, just a two-minute walk away, includes a community hub offering space hire, yoga classes, painting and life drawing sessions, and music events. The forest glade behind the church is known for wildlife such as bats and woodpeckers, and is a popular spot for foraging throughout the year.

Some fantastic open green spaces within walking distance include Hollow Pond (10 minutes) and Henry Reynolds Gardens (15 minutes), with Wanstead Flats and Park beyond. Local sellers also recommend walking to Highams Park to visit the lake and tea hut for pizza.

SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is 12 minutes away. You can also reach Gwyn Jones Primary (Good) in just four minutes and both Leytonstone School (Good) in three Leyton Sixth Form (Good) in 15 minutes.

A note from the owners

*“The flat is bright and airy,
overlooking leafy grounds.
There is abundant green
space to explore, with
Hollow Ponds and Wanstead
Flats leading to Epping
Forest – great for exercising
and relaxing. There’s also
a plentiful selection of bars
and restaurants around
Leytonstone High Road
and now down at Leyton
Midland. Our favourite pub
is the North Star.”*



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