

*For memories made
and memories to come.*

DOWNSELL ROAD, LEYTON E15

- ◆ Two-bedroom Victorian house
- ◆ Original features throughout
- ◆ High-end fixtures & fittings
- ◆ New boiler (April 2024)
- ◆ Refurbished kitchen (2023)
- ◆ Refurbished bathroom (2022)
- ◆ Newly renovated south-facing garden
- ◆ Useful loft space
- ◆ Minutes from Leyton Tube
- ◆ Walking distance from Stratford Tube, Overground & International

Lying 10 minutes from Leyton Underground and 20 minutes from the Queen Elizabeth Olympic Park, this light-filled two-bedroom Victorian house exudes restful charm with its warming pastel palette of premium paintwork matched with exposed floorboards and natural materials, period tiling, and vintage fixtures and fittings.

Inside, large windows illuminate spacious rooms filled with characterful details, such as decorative coving, impressive ceiling heights, and elegant panelling, while hidden away at the back, you'll discover a cosy south-facing garden.

Downsell Road is a quiet, peaceful street within easy walking distance of the area's popular town centres, Francis Road, and serene open green spaces. From the street, the home's traditional London Stock exterior and foliage detailing to the colonnaded bay and recessed entrance hints at the array of period features waiting within.

STEP INSIDE

Open the wrought-iron gate in the white brick wall to cross the front patio and enter a hallway brightened by the glazed panels and transom to the traditional panelled front door behind. Dado rails to the F&B 'Dead Salmon' walls and rich-toned exposed floorboards run ahead into a double reception room with a beautiful bay to the front and a tall south-facing rear window.

“Gorgeous coving and roses with snazzy white-copper spotlights crowning the high ceilings draw the two areas together.”

“Vintage Italian brass pendant lights with fluted shades echo the gold handles and antique-style brass tap above a double ceramic sink.”

Gorgeous coving and roses with snazzy white-copper spotlights crowning the high ceilings draw the two areas together, with the front living room distinguished by a covered radiator and chic in-built F&B ‘Elephant’s Breath’ library bookshelves and cupboards with Matilda Goad & Co handles flanking the fireplace. Beyond the white-painted panelled staircase with a handy storage cupboard beneath, the rear reception area would make a lovely snug or dining space.

In the kitchen, vintage patterned floor tiles combine with a tiled splashback blending with the Little Greene ‘Bone China Blue’ walls to complement the rustic wooden

shelves and oak surfaces topping Fairford Porcelain Howdens cabinetry, installed in 2023 and laid in the galley style.

Above, vintage Italian brass pendant lights with fluted shades echo the gold handles and antique-style brass tap above a double ceramic sink overlooked by a wide casement window. Integrated appliances include a Lamona oven, gas hob with extractor, dishwasher, and a freestanding Samsung fridge-freezer.

Follow the floor tiles into a fully refurbished bathroom decorated in Elephant’s Breath by Farrow & Ball and ‘Wimborne White’ tongue-and-groove panelling – a nod to the highly detailed Victorian grape and vine plasterwork. Stylish Pooky lighting and a large south-facing window brighten an inlay bone mirror by Graham and Green, a countertop basin, a Bath & Co rainfall shower fixture above a panelled bath with Azulejos Benadresa ‘Pasta Blanca’ tiled splashback, and a back-to-wall toilet.

Back in the living room, stairs with wooden treads rise to a split-level landing illuminated by another big window with a garden view. The exposed floorboards, dado rails, and decorative coving continue in both bedrooms.

Painted in soft ‘Tea Rose Pink’ by Paint and Paper Library, the primary double is filled with natural light by twin awning windows, while bespoke wardrobes with Vietnamese handmade rattan cane webbing and Matilda & Co brass handles to match the curtain poles were installed in April 2024.

In the second bedroom, a fabulous bespoke day bed with integrated drawers and bookcases creates the ultimate reading nook, warmed by a covered radiator. The large south-facing window ensures perfect lighting conditions and frames the garden below.

Upstairs, you’ll also find access via a pull-

down ladder to a loft with power, heating, and a skylight. While there are no building regulations currently in place for it to be considered a loft conversion, it is a useful space that would suit a variety of purposes. An option could be to fully convert the space (subject to planning).

OUTSIDE

Between the kitchen and bathroom, the rear hall opens to a paved side path leading to a south-facing garden enclosed by newly installed high black fence panels and trellising. Fully decked and trimmed with sleeper borders planted with purple acer, elderberry, and white lilac trees, it’s a private, low-maintenance suntrap for relaxing, entertaining, and barbecues.

“A fabulous bespoke day bed with integrated drawers and bookcases creates the ultimate reading nook.”



DOUBLE RECEPTION - FRONT SECTION



DOUBLE RECEPTION – REAR SECTION



KITCHEN



BATHROOM



LANDING



PRIMARY BEDROOM



SECOND BEDROOM



GARDEN

FRONT OF HOUSE



DOWNSELL ROAD, LEYTON E15

APPROXIMATE FLOOR AREAS

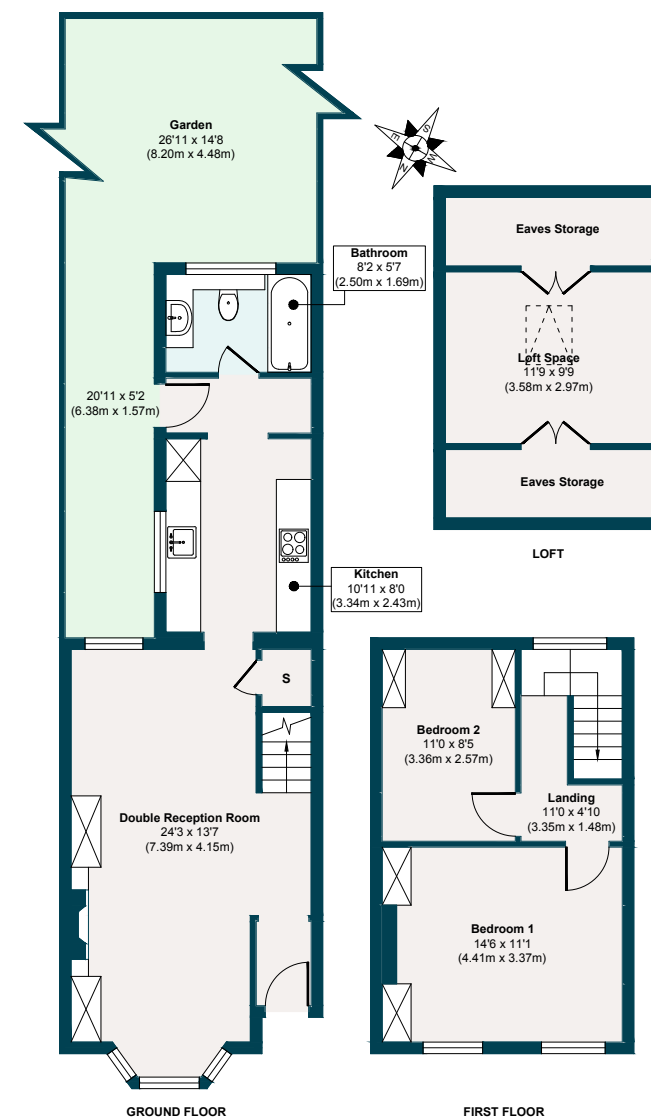
Ground Floor
480 SQ. FT
(44.68 SQ. M)

First Floor
303 SQ. FT
(28.15 SQ. M)

Loft
114 SQ. FT
(10.63 SQ. M)

Gross Internal Floor Area
784 SQ. FT
(72.84 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale. Excluding Loft Space And Eaves Storage.



THE NEIGHBOURHOOD



Jubilee Pond

GETTING AROUND

Downsell Road is just a 10-minute walk from Leyton Underground, which runs Central line services into Liverpool Street in 14 minutes. Just one stop away (or a 20-minute walk), Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

Alternatively, take an 18-minute stroll to Maryland Station for Elizabeth line services.

IN THE NEIGHBOURHOOD

Downsell Road sits in a convenient spot just minutes from High Road Leyton's many shops, eateries and amenities.

You can reach Stratford by foot within around 20 minutes, with Hackney Marshes and Queen Elizabeth Olympics park with the Lea Valley Hockey, Tennis Centre, VeloPark and London Aquatics easily accessible. 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, the BBC, UAL's London College of Fashion and the V&A East Museum.

Jubilee Pond and Wanstead Flats lie just slightly further afield, forming the southern tip of Epping Forest.

Closer to home, you'll find a couple of parks and recreation grounds, including the popular Langthorne Park, with a playground, tennis courts and café. You're spoilt for eating and drinking in the area, with our local sellers frequently recommending Deeney's Scottish street food café (renowned for its famous haggis

toasties), Darkhorse restaurant bar at The Olympic Village, the many options for a drink at Hackney Wick, especially Crate; and ice cream from La Gelateria at Stratford East Village, whatever the weather.

To the east, High Road Leytonstone is just a six-minute walk and offers even more choices, with restaurants and shops including the ever-popular Thai restaurant Singburi and Panda Dim Sum. Meanwhile, a swift 20-minute stroll will take you to the bustling Francis Road, with its fantastic collection of independent shops, relaxed cafés, delis, and craft beer shops.

SCHOOLS

Colgrave Primary School, Harris Academy Cobham (Ofsted rated 'Outstanding'), Downsell Primary School, Jenny Hammond Primary School (Ofsted rated 'Good') are all within 10 mins walk away, while N Family Club Nursery is just down the road.

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

“This was our first house where we started living together, got married and had our first child. We took it on as a project and made it our own by trying to design every corner of it to suit our lifestyle and energy.

“We love to walk down to the Olympic Park, where we can feed the ducks with the little one. This year, they are also opening the V&A museum, which will be the biggest interactive museum in Europe, and Sadler’s Wells Theatre, with the BBC and University of the Arts having already moved into the area. Soon, the transformation of East Bank will be complete with shops and walking paths on the Thames.”



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