



For memories made  
and memories to come.

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## Scotts Road, Leyton E10

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- ◆ One-bedroom ground-floor flat
- ◆ Set in a Victorian house
- ◆ Modern kitchen & bathroom
- ◆ Separate dining space
- ◆ Versatile one- or two-bedroom layout
- ◆ Private, low-maintenance garden
- ◆ 999-year lease (from Jan 2013)
- ◆ Moments from Francis Road
- ◆ Nine-minute walk to Overground

On the doorstep of Francis Road's thriving pedestrianised community, this beautifully finished ground-floor period flat with a versatile layout blends Victorian and modern features with calming Lick paintwork and original pine floorboards. Double-column radiators (fitted in 2022) warm the spacious, light-filled rooms, served by a new combi-boiler and smart meter installed in 2024.

In 2021, the current owners had full architectural drawings and planning permission granted for a side return extension on the rear of the property,

alongside building control and party wall agreements. These have now expired, but they demonstrate a possibility to extend if desired.

### STEP INSIDE

From the front, the exterior is typical of the period, framed by white-painted mouldings around the bay window and recessed entrance. Behind the wall and hedgerow screening the front patio from the street, you'll find a storage shed belonging to the property. Cross the traditional tiled pathway, opening a bright red front door with a numbered transom above, into the hallway where you will find your own private entrance.

*“The cast-iron fireplace and chequered tiled hearth pop against the colour-matched mantelpiece.”*

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*“Decorated in a relaxing, rich olive green, it’s an oasis of calm.”*

Inside, original pine floorboards (which flow throughout) lead into the living room where they complement the peach-hued coved walls creating a fresh, breezy feel. Bespoke premium shutter blinds and architraves fitted on the bay window filter the sunbeams. The cast-iron fireplace and chequered tiled hearth pop against the colour-matched mantelpiece to focus attention. Wooden shelves echoing the floorboards fill the alcoves, including an area in the corner just the right size for a desk. The flexible layout of the property offers the option to use the front living space as a primary bedroom, making the flat a two-bedroom home with a living area at the back of the property.

Follow the hallway along to find the bedroom. Decorated in a relaxing, rich olive green, it’s an oasis of calm with a garden view through a tall window fitted with premium shutters and new architraves. The original terracotta tiles by the chimney breast provide a charming character detail. Just beside these is an open wardrobe area tucked out of the way.

Lit by an antique copper pendant bulb, the hall passes a useful storage cupboard before meeting the kitchen, which is brightened by pendant bulbs, a large side window, and French doors. A great range of white cabinetry has been finished with chrome handles, real oak tops, and a tonal blue-green tiled splashback, continuing the natural, minimalist aesthetic found throughout.

On hand, you have an integrated Bosch oven, a Bosch gas cooktop with cast-iron pan supports and extractor hood above, and a built-in dishwasher. There’s also a recess for a fridge-freezer next to a full-height wine rack and a washing machine by the 1.5-bowl sink.

Just off the kitchen, there’s a fully tiled shower room with a shower enclosure, a vanity basin unit with a shelf and mirror above, and a modern toilet. Beyond this a living/dining area enjoys a lot of sunshine, which streams through the French doors and is reflected by the white walls to create a cheerful mealtime atmosphere.

#### **OUTDOORS**

Open the doors in the summer for an instant breeze and a fabulous flow for parties and barbeques as you step out into

the landscaped rear garden. Enclosed by timber privacy fence panels (fitted in 2022) to match the timber-framed planters, it has been laid with Cotswold buff cream stone chipping, with two seating areas for dining or relaxing in the morning and afternoon sun. The left-hand corner is a particularly lovely sun trap, where you can sit and admire the climbing jasmine, cherry laurel, red Japanese maple, white hydrangeas, and rosemary and mint.

*“The dining area enjoys a lot of sunshine, which streams through the French doors and is reflected by the white walls to create a cheerful mealtime atmosphere.”*



Living room / primary bedroom







Living room / primary bedroom



## Bedroom





Dining kitchen / living room







Dining kitchen / living room





Shower room





## Garden





Front of house

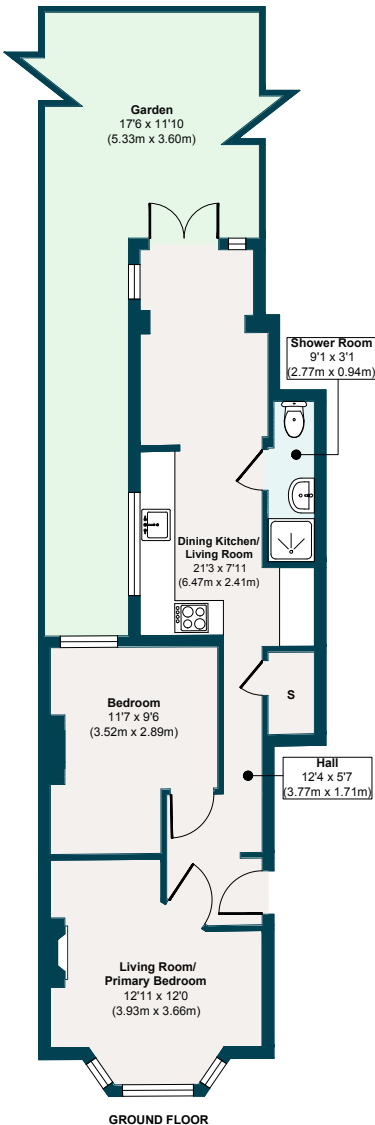


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APPROXIMATE  
FLOOR AREA

Ground Floor  
495 SQ. FT  
(6.04 SQ. M)

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



## The neighbourhood



### GETTING AROUND

The Overground at Leyton Midland Road is just a nine-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at either Leytonstone or Leyton is a 20-minute walk, making light work of getting into the City, the West End, Canary Wharf and South Bank, with Stratford just one stop away.

### IN THE NEIGHBOURHOOD

Just moments from Francis Road, Scotts Road is situated in one of Leyton's most constantly in-demand locations, thanks to its

urban village of independent local businesses.

Firm favourites include Yardarm wine bar, Phlox bookstore, Dreamhouse Records, Edie Rose florist, Marmelo Kitchen, and Pause yoga studio.

Our local sellers particularly recommend the Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Yardarm wine bar. Also nearby are Heathcote & Star and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County

Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is a 15-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

You can reach Stratford by foot, with Hackney Marshes and Queen Elizabeth Olympic Park nearby. Here, you'll also find the Lea Valley Hockey and Tennis Centre, VeloPark, and London Aquatics, which are easily accessible along with the Westfield

shopping centre. The development around the park is on the rise, with the new East Bank cultural hub including world-class experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

### SCHOOLS

Popular and well-performing schools with an Ofsted rating of 'Good' or above include two local primaries, Dawlish (four minutes' walk) and Newport (seven minutes), Norlington Secondary & 6th Form for Boys (six minutes), and Connaught School for Girls (14 minutes).



## A note from the owners

*“We have loved living in our home on Scotts Road for the last five years as the quick access into London is brilliant and the pedestrianised Francis Road has a unique village feel and sense of community. We have lots of fond memories hosting family and friends, cooking together in the kitchen/ dining room. In summer, we often open the doors wide, relax in the sunny garden, and fire up the barbecue.”*





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