

For memories made
and memories to come.

Harrow Road, Leytonstone E11

- ◆ Two-bedroom Victorian cottage
- ◆ Modern kitchen extension
- ◆ Newly fitted bathroom and WC
- ◆ Exposed beams and vaulted ceilings
- ◆ Eco-friendly underfloor heating
- ◆ 32-foot southwest-facing garden
- ◆ On the doorstep of Wanstead Flats
- ◆ Walkable to Overground/Tube/Elizabeth line

Full of character and lovingly updated throughout, this stylish two-bedroom house has a welcoming feel and is located on the doorstep of Wanstead Flats, Leytonstone town centre, and Forest Gate. Its clever layout maximises space and light, and stand-out features include chevron wood flooring, a bespoke kitchen, exposed beams, vaulted ceilings, and a cosy wood burner.

Over the last few years, the current owners have renovated the property from top to bottom, adding a full-width rear extension and removing walls to create an open-plan ground floor. They have also fitted a new kitchen, bathroom, and WC, undertaken a full rewire, and installed underfloor

heating and an energy-efficient electric water storage heater with Heatmiser wi-fi thermostats.

Set in a pretty terraced row enjoying an open outlook across to Wanstead Flats, the house welcomes you with a London Stock brick exterior punctuated by attractive anthracite-framed windows (newly fitted in 2022) and a canted bay.

A wooden gate in a low wall opens to a brick-paved front garden with a fantastic Corten steel bike and storage unit (the current owners are happy to negotiate including this in the sale) and an outdoor socket and tap. Shielded by a brick-arched, recessed porch, the part-glazed, four-panelled front door has been painted to match the windows.

“In the open-plan living, dining and kitchen space, white walls meet beautiful oak chevron flooring flowing throughout.”

“The primary bedroom to the front enjoys leafy views out to the park beyond.”

STEP INSIDE

Stepping inside, a short hallway with a full-length door curtain leads you into the open-plan living, dining and kitchen space, where white walls meet beautiful oak chevron flooring flowing throughout.

The living area to the front is lit by a bay window with oak sills and tier-on-tier louvred shutters. Moving into the dining area, a central wood-burning stove with a black stone hearth provides a focal point and cosy warmth for the whole house in winter.

Bathed in sunshine from two long skylights and full-width bifold doors opening to the garden, the kitchen was installed three years ago and pairs customised walnut skinny shaker-style cabinetry with dark Fenix worktops. There is a double-bowl inset sink with brass Fohen hot and filtered water tap, while integrated Miele appliances include

an oven and induction hob with downdraft extractor. A modern bar pendant hangs over the island, which comfortably seats three and includes a bespoke storage drawer made from an antique box. Other stylish touches include a floating ash shelf and a forest green painted curved splashback.

Beneath the stairs, a fabulous bespoke curved door opens to reveal a WC with a combined eco-friendly ‘grey water’ loo and basin, while further double doors open to a storage cupboard. Next, head upstairs via a staircase with sapele spindles and neutral looped wool carpet, which continues into both bedrooms.

To the front, the primary is lit by a pair of casement windows with white fitted Venetian blinds and enjoys leafy views out to the park beyond. An exposed original timber ceiling beam adds character, while the room is practical too, with a large bank of wardrobes offering plenty of storage. There’s also a pair of bespoke curved bedside tables, a hideaway desk/dressing table, an overhead display shelf, and a pendant light fitting.

The beautiful exposed beams continue in the second bedroom, where the vaulted ceiling has been painted a sunny ochre shade and includes access to the loft (which has the appropriate wiring should you wish to install solar roof panels in the future). The window overlooks the garden and has been fitted with a Venetian blind to match the primary. There’s also a pendant light and bespoke timber shelving.

To the rear of the house, an oak door with a black handle (as seen in all the rooms on this floor) opens to the family bathroom. Blush and blue large-format tiles on the walls work wonderfully with the pebble green terrazzo floor tiles, all lit by a central skylight and a garden-facing clerestory window.

There is a bath with a frameless glass screen, a brass rainfall shower and a separate shampoo attachment; a concealed cistern loo; and a wall-hung sink with a brass mixer tap. Design-led details include a heated demister mirror, an enamelled wall light, and a brass towel rail warmed by a hidden heating pad behind the wall tiles.

OUTDOORS

The 32-foot southwest-facing garden was landscaped in 2023 with different zones to enjoy the sun throughout the day. In the summer, opening the kitchen bi-folds creates a seamless indoor-outdoor space, with the decked patio ideal for entertaining. A pergola framed with sleeper-edged raised beds leads to a planted area with attractive grey cobbles. To the rear, a second paved patio is home to planters, a pond, and a useful storage shed (with an electrical supply).

Planting includes roses, grasses, wisteria, eucalyptus, aucuba japonica, rosemary and lavender, which attract plenty of birds, such as blue tits, sparrows, jays and parakeets – making for a relaxing view to enjoy with a morning cup of coffee.

“Blush and blue large-format tiles to the bathroom walls work wonderfully with the pebble green terrazzo floor tiles.”

Living room



WC





Dining kitchen



Dining kitchen





Dining kitchen



Dining kitchen





Primary bedroom





Second bedroom





Bathroom





Garden



Front of house



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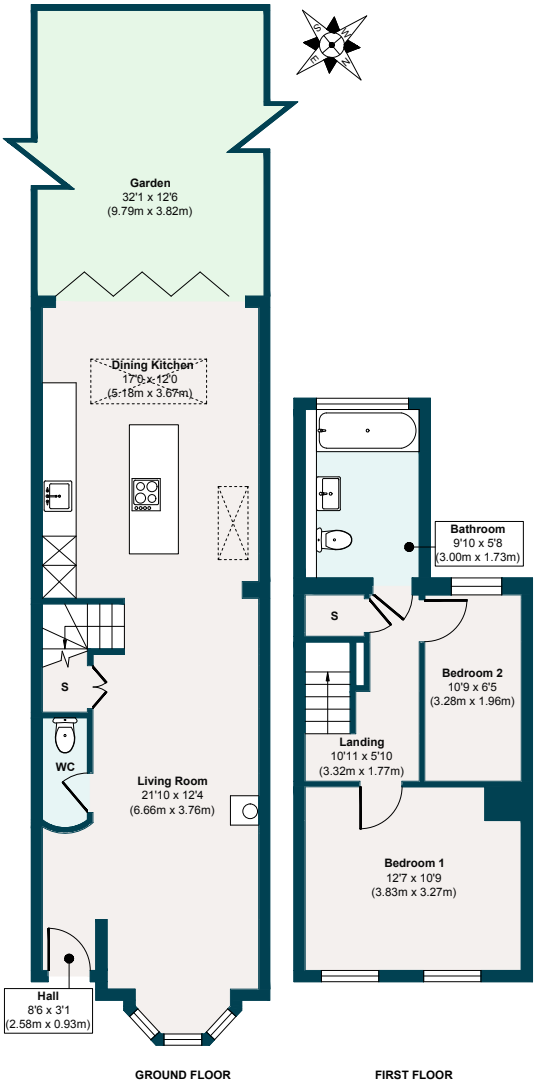
**APPROXIMATE
FLOOR AREAS**

Ground Floor
511 SQ. FT
(47.48 SQ. M)

First Floor
349 SQ. FT
(32.45 SQ. M)

**Gross Internal
Floor area**
860 SQ. FT
(79.93 SQ. M)

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



The neighbourhood



GETTING AROUND

Leytonstone High Road (Overground) and Elizabeth line, only 15 minutes on foot. Leyton Underground for the Central line is just a short walk away (22 minutes), in the other direction is Maryland rail station – also walkable.

From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with

shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too.

IN THE NEIGHBOURHOOD

Harrow Road is part of a pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a

beautiful carpet of bluebells every spring, while Harrow Road playing fields – a gateway to sprawling green space, ponds and woodland – are a five-minute walk away.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10-minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts) and the new coffee shop Tamping Grounds – both particularly recommended by the current owners – as well as Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for custard tarts.

The High Road is only moments away and has many cafés and convenience stores at its southern end. If you like traditional

Neapolitan pizza, check out Bocca Bocca. Also recommended are Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark. Our local sellers particularly recommend Noted Eel & Pie House, Back to Ours for a great flat white, and Dina Wines for interesting bottles and pop-up chef residencies.

Other favourites include Cann Club and Crate Walthamstow for kids' clubs, Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs, and Fitness Hub East, E7 Movement, and Pause yoga studio, all within walking distance.

SCHOOLS

Davies Lane Primary School is just a 12-minute walk away and rated 'Outstanding' by Ofsted, while the popular Jenny Hammond Primary School is a similar distance and rated 'Good'. You'll also find Buxton School within a five-minute stroll and a few nurseries nearby (the current owners recommend The Arches Nursery, a four-minute walk away).

A note from the owners

“We love the amount of light in this house and how social the kitchen and living space is. As the hob is on the island, we can cook and chat with guests, making it very sociable, and it feels incredibly cosy when the wood stove is on in the winter.

Wanstead Flats and Park feel like an extended garden – we go there daily for walks, exercise, or just to get around the area.

It feels like we live in the countryside.”



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