

For memories made
and memories to come.

Tyndall Road, Leyton E10

- ◆ Spacious Victorian house
- ◆ Five double bedrooms
- ◆ Two bathrooms and a WC
- ◆ Contemporary décor throughout
- ◆ Herringbone wood flooring
- ◆ Recently fitted stylish kitchen
- ◆ Landscaped 35-foot sun-trap garden
- ◆ Walkable to Francis Road
- ◆ Short walk to open green spaces
- ◆ Close to Overground and Tube

Tucked away on a quiet residential street between Leyton High Road and Francis Road, just minutes from parks, gardens and transport links, this lovely Victorian terraced house is a beautifully proportioned gem.

Inside, you'll discover a series of stylishly decorated, spacious living areas—from a fabulous modern kitchen and light-filled double reception to five good-sized bedrooms, two recently fitted bathrooms and a downstairs cloakroom. Outside, the private rear garden has a vibrant, Mediterranean feel.

The house sits behind a low brick wall, where a mature laurel and Cotinus hedge

screens a brick frontage painted in a gentle grey-blue. Charcoal-framed bay windows with foliage detailing to the capitals offset the elegant front door, with its leaded stained glass upper panels and brass furniture. The decorative charcoal-painted porch is reached by a gated pathway.

STEP INSIDE

Step through the front door into a long, airy hallway illuminated by a pair of attractive brass globe light fittings and a transom window with a gilded house number. Victorian-style floor tiles complement the stone-toned walls with their traditional dado. Ahead, the striking staircase has been fitted with a colourful chevron carpet, while the treads, bannister and spindles are painted in Farrow & Ball 'Railings' to match the radiator cover and the brass-handled internal doors.

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dual-aspect reception room.”*

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To your right lies a bright, dual-aspect double reception, where the clean, strong lines of the grooved skirting boards and picture rail, and the high coved ceiling with central roses emphasise the fantastic amount of space.

Subtle neutral walls make the most of the natural light pouring in through a canted UPVC casement bay window, which is fitted with tier-on-tier bespoke wooden louvred shutters. An anthracite aluminium-framed glazed door opens onto the side return courtyard. Beautiful wide-plank herringbone vintage oak flooring adds warmth, while further

design-led details include a pair of charcoal column-style radiators.

Returning to the hallway, you'll find an understairs cloakroom with white metro-tiled walls and a vanity basin, loo and heated towel rail.

Step down into the large dining kitchen, where the stunning herringbone flooring continues. Recently fitted, the modern shaker-style charcoal Wren cabinetry with its antique brass handles provides a smart contrast to the sleek flecked quartz worktop and splashback. It's punctuated by brushed stainless steel sockets with USB ports. The integrated appliances are all by Bosch, including the fridge and freezer, five-ring gas hob with contemporary extractor, double and combi ovens, dishwasher, and washer and dryer. You'll also find a pair of column-style radiators to match those in the reception room.

The side bay window, with its new aluminium-framed picture windows,

creates ample space for an island featuring a porcelain Belfast sink with black mixer tap, and a breakfast bar to seat two. There's also another side-facing window and full-width sliding doors opening to the garden. In the evenings, recessed spotlights, a trio of modern Industville copper island pendants and a factory-style Industville light fitting over the dining area provide plenty of illumination for cooking and entertaining.

Returning to the hallway, the stairs rise to a landing with a soft grey carpet that flows into all three bedrooms on this floor. In the principal front double, the bay and separate single window have been partly frosted for privacy, while the neutral paintwork is brightened by a bespoke soft blue Farrow and Ball feature wall and a run of charcoal-toned panelled wardrobes finished with brass handles to match the curtain poles. You'll also find a modern radiator and a pendant light fitting.

The two further bedrooms on this floor

share a similar colour scheme. The adjacent double bedroom looks out over the side return courtyard via a large awning window, while the light-filled third double at the rear enjoys a lovely dual aspect, with both a garden-facing window and a side bay. All the windows have been fitted with pull-down blackout cassette blinds for a restful feel, while both rooms include radiators and pendant light fittings.

You'll also find the recently fitted family bathroom on this floor. Elongated white metro wall tiles and hexagonal terrazzo floor tiling frame a luxurious freestanding double-ended back-to-wall bath, with

“In the recently fitted family bathroom, elongated white metro wall tiles and hexagonal terrazzo floor tiling frame a luxurious freestanding double-ended back-to-wall bath.”

shower attachment. It sits beneath a frosted window. A pedestal basin with a black mixer tap, a black heated towel rail radiator, and a traditional-style close-coupled loo complete the suite.

Bathed in light from a skylight above, a second staircase brings you to the loft conversion. To the front is a large dual-aspect double bedroom (which could easily act as the primary bedroom) with Velux windows. It has plenty of bespoke integrated storage, including good-sized wardrobes. The calming neutral and blue walls, recessed downlights and large format wooden herringbone flooring here are also echoed in the rear double, where a casement window enjoys rooftop views and is fitted with a blackout cassette blind.

These bedrooms share a three-piece shower room. It's decorated identically to the bathroom below and features a walk-in shower enclosure with a black-framed sliding door, vanity basin with black mixer tap, traditional-style close-coupled loo, black heated towel rail and

a pair of black-painted mirrored wall cabinets. A frosted window provides light and privacy.

OUTDOORS

Outside, the 35-foot garden is a tropical sun trap centred around a paved terrace with Moroccan-style patterned tiling. The garden enjoys light and warmth from mid-morning right through to the late afternoon. Leafy plants, including ferns, phormium and grasses pop out against the dramatic, black-painted planters and timber fencing. There's also a useful DuraMax storage box and external lighting to the rear and side.

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Double reception





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Double reception





Double reception

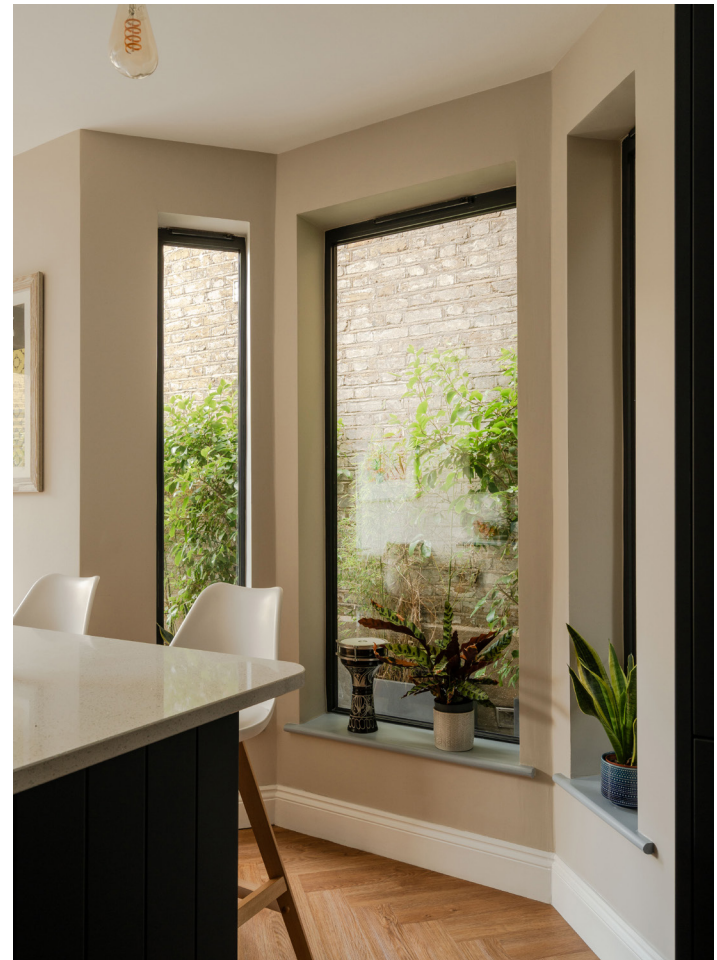


Dining kitchen





Dining kitchen





Dining kitchen



Entrance hall



w/c





Bedroom



Bathroom



Bedroom





Primary bedroom



Primary bedroom



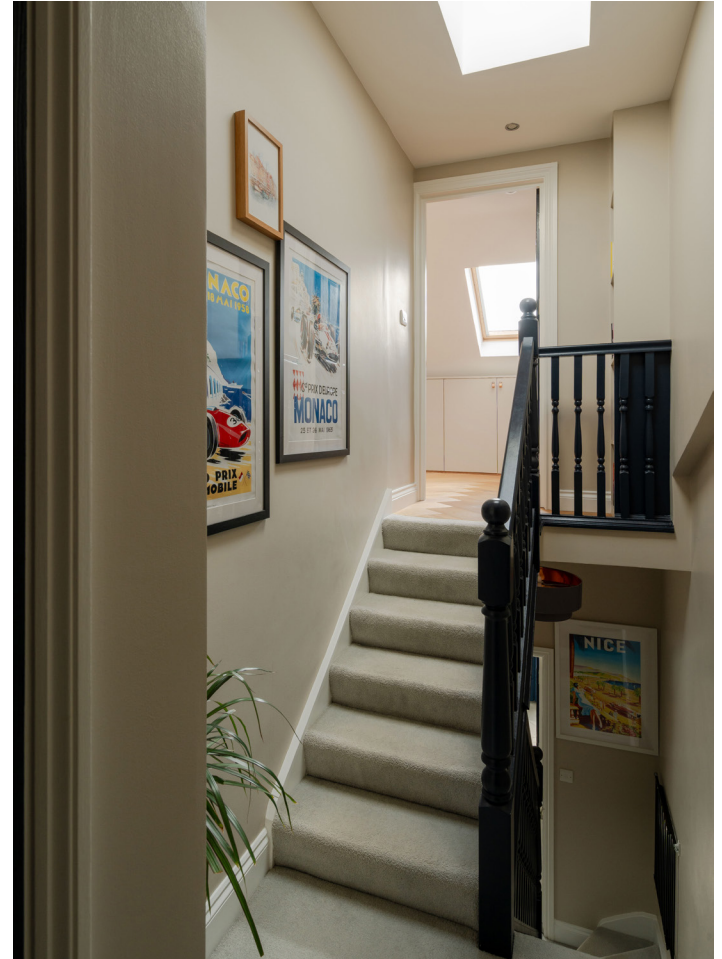
Bedroom





Shower room







Bedroom



Bedroom



Garden



Front of house



Tyndall Road, Leyton E10

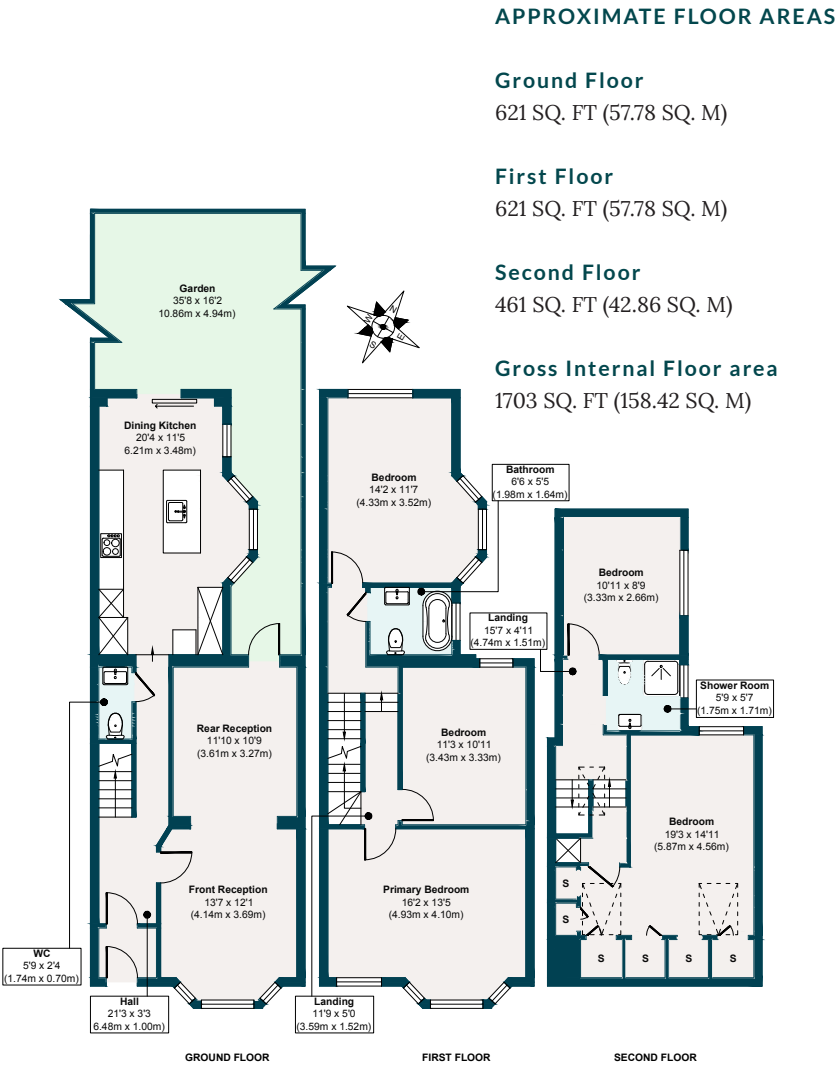


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



Francis Road, E10

GETTING AROUND

The Tube at Leyton is just nine minutes' walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Just one stop away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield. The Overground at Leyton Midland Road is a

15-minute stroll and has a swift change to the Victoria Line at Blackhorse Road.

IN THE NEIGHBOURHOOD

With the popular Francis Road just a couple of streets away, the property 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, Edie Rose Florist, and Marmelo Kitchen. Also popular in the area are Deeney's for tasty toasties, Masala India for curry, and Unity Café for lunch in the sunshine, while locals also recommend

community events like the local jumble trail and Francis Road summer street party.

Nearby are the Heathcote & Star pub, with its popular beer garden, Gravity Well Taproom brewery and bar, and Coach & Horses, which serves a fantastic Sunday roast. The current owners recommend Filly Brook, with its craft beer hall and changing resident chefs.

Leyton County Cricket Ground, with its wonderful Edwardian pavilion, is an 11-minute walk, while Coronation Gardens is just a four-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of the Olympic Park, Wanstead Flats and Hollow Ponds—all around 30 minute walk (or a short cycle ride).

SCHOOLS

Popular and well-performing schools with an Ofsted rating of Good or above include Dawlish Primary and Newport Primary (both eight minutes' walk), George Mitchell Primary and Secondary (16- and 15-minute walk, respectively), and Norlington Secondary & 6th Form for Boys (a 12-minute walk).

A note from the owners

“We love our front room. It’s bright and sun-drenched in the summer and warm and cosy in the winter.

“We are so proud of the new windows and doors in the front room and the kitchen. We were meticulous and probably slightly obsessed about having as few window frames as possible. We wanted as much glass as we could to let the light in and bring the outside garden into our home.

“We love this neighbourhood and being on Tyndall Road. Being a short stroll to Francis Road is the dream. There’s always something going on there. It’s family friendly and it’s a great spot to enjoy a coffee and a croissant.”



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