

For memories made
and memories to come.

Maple Road, Upper Leytonstone E11

- ◆ First-floor Edwardian flat
- ◆ Two double bedrooms
- ◆ Spacious living area with bay window
- ◆ Modern kitchen and bathroom
- ◆ Share of freehold
- ◆ 999 years remaining on the lease
- ◆ Sought-after Upper Leytonstone
- ◆ Moments from Hollow Pond
- ◆ 15-minute walk to Tube services

This bright and well-laid-out flat fills the first floor of an attractive Edwardian house just a five-minute walk from Hollow Pond. Decorated with a calming, neutral palette that emphasises character features such as high ceilings, dado rails, and a dramatic bay window, the interior is stylish and welcoming and ready for any furnishing scheme.

You'll find the property in a residential area a few minutes from Leytonstone's dynamic town centre and Tube services, set behind a slate-chipped front garden screened by a side hedge and a low brick wall complementing the smart red-brick exterior.

STEP INSIDE

In the recessed porch, a black front door with a transom above opens into a shared hallway. Here, your private front door reveals a carpeted staircase leading to the first floor, where white walls trimmed with dado rails and wooden flooring flow into the spacious living and dining room, filling the front of the flat.

Flooded in southerly sunshine by a large sash window and a statement sash bay – both with fitted roller blinds – it's a wonderfully inviting space for relaxing and mealtimes. A wall-mounted TV unit with a chic grey and white frontage to one alcove and wooden bookshelves to the other provides clever storage, while a central pendant further brightens the room.

“Flooded in southerly sunshine by a large sash window and a statement sash bay – both with fitted roller blinds – it's a wonderfully inviting space for relaxing and mealtimes.”



Continue back along the hall to find the kitchen, where glossy cabinets with contrasting black tops pair with grey format floor tiles and a white metro splashback for a contemporary, monochromatic finish. Integrated appliances include an oven with a gas hob and extractor, a concealed fridge-freezer, and space for a laundry appliance. You'll also find a 1.5-bowl stainless steel sink beneath the broad sash window.

Behind the living room, the primary bedroom has been decorated in white to the coved walls and fitted with a grey carpet, illuminated by a central pendant and a tall sash window. Overlooking the rear garden (and a beautiful area of woodland known as The Glades, marking the edge of Epping Forest) through a massive double sash window, bedroom two is lovely and bright but blissfully dark once the roller blinds are pulled down.

Like the primary bedroom, it's lit by a central pendant and fitted with a grey carpet, but it also features charming 'feathered friends' wallpaper by Quentin Blake – a fun design of mischievous, colourful cockatoos, perched in a big leafy jungle. The bedroom is currently set up as

a nursery and office with space for a large wardrobe, proving its versatility.

In the bathroom, grey and white tiles form a backdrop for a bath with a glass-screened overhead shower and a practical basin vanity unit beneath a sash window with a lower privacy pane. A chrome heated towel rail provides warmth, while the modern close-coupled toilet has been kept separate in an adjoining room with matching floor tiles and a high window.

The flat also has access to a boarded loft for storage, accessed by a ladder, so there is potential to extend into the roof space, subject to planning approval.

OUTSIDE

At the front of the property, you'll discover a low-maintenance garden where you can grow flowers, herbs, and vegetables in the timber borders surrounding the slate chips. South-facing, it captures the sun all day.

“Discover a low-maintenance garden where you can grow flowers, herbs, and vegetables in the timber borders.”

Living room





Living room



Bedroom



Entrance hall



Landing



Bathroom / WC



WC



Bathroom



Kitchen



Kitchen





Bedroom



Bedroom



Frontage



Maple Road, Upper Leytonstone E11

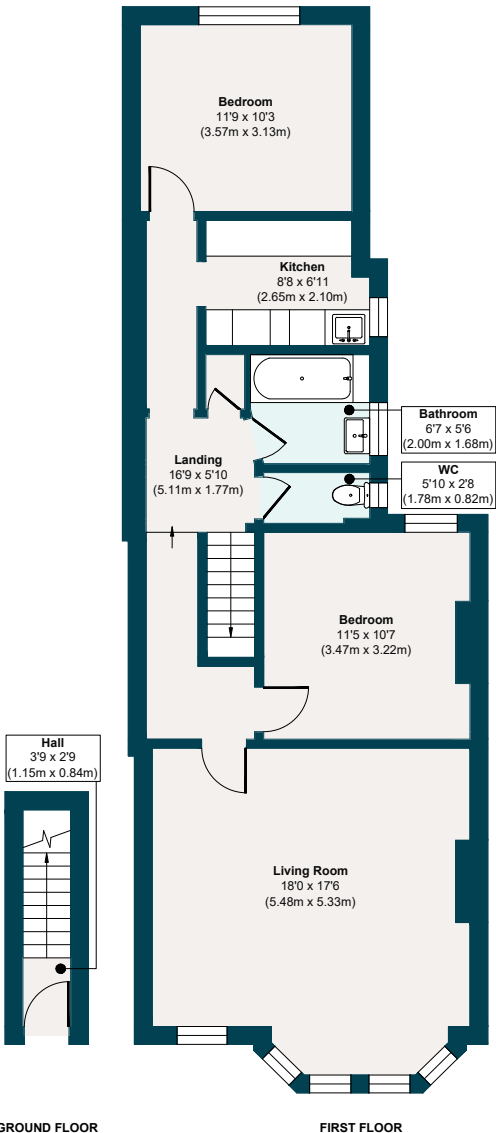
APPROXIMATE
FLOOR AREAS

Ground Floor
835 SQ. FT
(77.58 SQ. M)

First Floor
31 SQ. FT
(2.90 SQ. M)

**Gross Internal
Floor area**
866 SQ. FT
(80.48 SQ. M)

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



The neighbourhood



GETTING AROUND

Maple Road occupies a convenient spot in Upper Leytonstone, about a 15-minute walk from Leytonstone Underground (Central line – 24 hours at weekends) and around 20 minutes from Leyton Midland Road station. Alternatively, hop onto the A12 and head down to Stratford to shop and enjoy sporting events and concerts at the London Stadium. From there, you can continue

to Canary Wharf or take the A11 into the heart of the city. The property is also only a seven-minute walk from local bus stops, serving Hackney, the Olympic Park, and Walthamstow.

IN THE NEIGHBOURHOOD

The town centre is also 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 often recommend Out of the Woods or Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks; Homies On Donkeys for Mexican fare; Yardarm for wine; and Bocca Bocca for delicious pizza; as well as Gail's Bakery,

The Ginger Pig and Harvey's greengrocers in nearby Wanstead.

Other local favourites include Nirvana Brewery and Decanteur for drinks, Burnt Smokehouse, the bar and restaurant at the Sir Alfred Hitchcock Hotel, San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based exercise classes, the friendly local newsagents for essentials, Primrose Florists for flowers and plants, and Noted Eel and Pie House.

Some fantastic open green spaces within walking distance include Hollow Pond (seven minutes) in Leyton Flats and Henry Reynolds Gardens (15 minutes), with Wanstead Flats and Park beyond. The Glades area of woodland is a few minutes' walk away and is lovely for a stroll.

SCHOOLS

Barclay Primary School (rated 'Outstanding' by Ofsted) is a 15-minute walk away. You can also reach 'Good' schools such as Gwyn Jones Primary in just 8 minutes, Leyton Sixth Form in 15 minutes, or Leytonstone School in just three. Noah's Ark Community Preschool is also only moments down the road.

A note from the owners

“Our south-facing front room is the heart of our home, where we eat together and relax. It is bright, spacious and airy, with views across the rooftops. In the distance, you can see the city, and even the Shard. We love the amazing community on our street, and the peace and quiet we enjoy while also having excellent access to central London.”



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

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Title: Founder

Company: Victoria Park Mortgages

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