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## Twickenham Road, Leytonstone E11

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- ◆ Two-bedroom Victorian maisonette
- ◆ Approx. 20-foot garden
- ◆ Dining kitchen
- ◆ Exposed floorboards
- ◆ Period details
- ◆ Sash windows & bespoke storage
- ◆ Walkable to Overground and Tube
- ◆ Close to Francis Road

With restored period features, high ceilings, a private garden and considered décor, this characterful two-bedroom maisonette is just a stone's throw from the thriving Francis Road and within easy reach of great transport links and green spaces.

Reflecting the Victorian talent for creating thoughtful and liveable homes, this purpose-built maisonette is one of around 500 in the area designed by famed local developer J G Abraham in the late 1800s.

Located on the ground floor of a well-kept terraced house, the property sits on a tree-lined street known for its friendly community. Behind a low privet-topped wall, the London stock brick frontage is

softened by white-painted stone lintels and columns to the sash bay window, while a terracotta-tiled path leads past a paved garden with an Asgard three-bike secure metal shed, to a recessed porch and a smart charcoal-painted panelled front door.

### STEP INSIDE – COLOURFUL & WARM

Lit by a numbered transom and offering a lovely view all the way through to the garden at the rear, the hallway has walls in a pale dove grey that rise to a high ceiling with a pair of roses and factory-style pendants. There's a radiator and useful understairs storage cupboard, while fantastic sanded and restored floorboards begin here and flow throughout.

A stripped four-panelled timber door (another ubiquitous detail) opens to the sunny living room on your left. Fitted with

*“The hallway offers a lovely view all the way through to the garden at the rear.”*

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*“Exposed floorboards complement the creamy white Shaker-style kitchen cabinetry and solid oak worktop.”*

tier-on-tier white louvred shutters, the tall sash bay window floods the room with light. Soft sage-white paintwork on the walls adds to the fresh, airy feel, with the chimney breast picked out in a beautiful bottle green. An immaculately restored cast-iron fireplace with a black stone hearth creates a focal point and is flanked by bespoke shelves and cabinets. There's also a floor-standing column-style radiator and a copper pendant fitting to the coved ceiling.

The primary bedroom lies adjacent. Lit by a timber sash window (with bespoke Roman blind in charcoal Orla Kiely 'Stem' print) overlooking the side return courtyard, the chimney breast and a feature wall have been painted a striking deep cobalt blue. There's another fabulous cast-iron fireplace

and a radiator, while a full-height triple inbuilt wardrobe provides plenty of storage.

Continue along the hallway to find the dining kitchen, where the exposed floorboards complement the creamy white Shaker-style cabinetry and solid oak worktop. Grey painted, and white metro-tiled walls are a pleasing contrast, while the side-facing window is fitted with a bespoke Roman blind in large-print Orla Keily 'Stem' fabric.

There's a one-and-a-half bowl sink and chrome mixer tap (with flexible hose), along with an integrated gas hob with steel overhead extractor, and a Bosch oven. There's space for a freestanding dishwasher and fridge-freezer, and the boiler is also discreetly housed here. Other details include oak open shelving and a useful inbuilt storage cupboard with a stripped timber door.

A doorway to your left leads to a rear lobby – painted grey to match the front – and a door to the garden. Underfoot,

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monochrome geometric circle-patterned tiles begin and lead into the bathroom.

Brightened by a side-facing frosted window with eau de nil and charcoal Orla Kiely print roller blind, the bathroom features smoke grey walls and white metro tiling.

There is a long, luxurious walk-in shower with a frameless glass screen, a traditional-style rainfall shower and a handheld attachment; a pedestal basin with chrome taps; and a classic-style low-level loo with a black seat. Making the most of an understairs space, cabinetry to one side cleverly provides a plumbed spot for a washing machine, three shelves, and a 60x83cm storage cupboard.

You'll find the second bedroom alongside the bathroom, with revealed floorboards and off-white walls, lit by a garden-facing sash window with bespoke Roman blind to match those elsewhere. There's also a pendant light fitting, a modern radiator and a full-height fitted wardrobe. The scaffolding-style wall shelves are

removable, so you can have full hanging space if desired. Currently used as a home office, it would also work well as a peaceful nursery.

### **OUTDOORS – A PEACEFUL HAVEN**

The private garden extends 20 feet, beginning with a paved side return which leads to a patio seating area, perfect for pots and planters. A brick path then leads past brick beds and borders with pretty Victorian stone rope edging to a second, raised brick patio at the rear. Well-chosen mature plants include lavender, Choisya, Ceanothus, Euonymus japonica 'Himalaya', Convolvulus cneorum and elderberry. Below the kitchen window, a large wooden outbuilding, just repainted, provides ample storage space.

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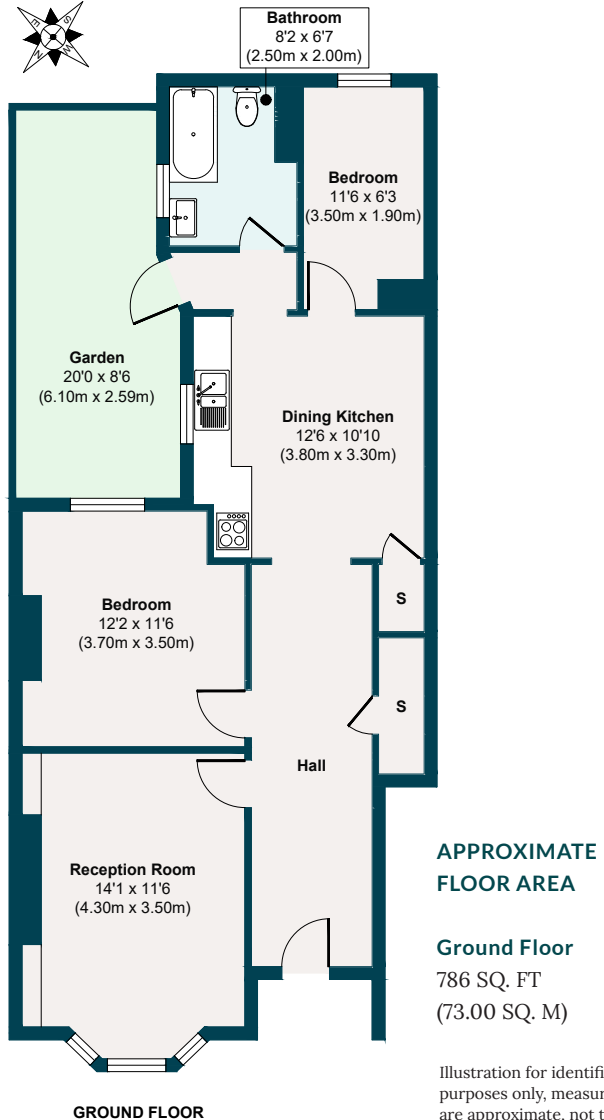








# Twickenham Road, Leytonstone E11



## The neighbourhood



Francis Road, E10

### GETTING AROUND

With numerous local transport options, including several bus routes that stop on Grove Green Road, the property is exceptionally well-connected. Equidistant between Leytonstone (14 minutes' walk) and Leyton (15 minutes) Tube stations and close to Leytonstone High Road Overground (16 mins), you can make short work of getting into Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead, and Stratford.

### IN THE NEIGHBOURHOOD

Twickenham Road – a friendly, community-

minded street – is just a couple of minutes' walk from the wonderful village scene on Francis Road, with shops, bars and delis including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist. Events are regularly held on the road, from the recent 'Francis Road Lates' featuring food trucks, cocktails, and discos for the kids, to Halloween parties and Christmas carols.

Several great pubs – The Red Lion, The Northcote, Heathcote & Star and The Filly Brook – as well as High Road

Leytonstone's pubs and cafés, are all within a short wander.

Local owners also particularly recommend breakfast, lunch and coffee at Unity Café; the excellent fish and chips (including gluten-free options) at Chris' Fish Bar; The Olive for Turkish food and flamenco nights; and the delicious fare at Mum Likes Thai Food. They also love the friendly vibe at Studio M reformer Pilates studio next to Leytonstone High Road station.

There are several local parks in the area, as well as good running routes that lead to Hackney Marshes, Wanstead Flats (where you can drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, both nearby. Also worth visiting are Brewster Road Park (adjacent to a community garden), Harrow Playing Fields, Jubilee Pond, Victoria Park, Hackney Bumps Skate Park and Sidmouth Park.

Alternatively, head to Stratford for retail therapy at Westfield and enjoy the wide-open spaces in Queen Elizabeth Park. The development around the park is on

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the rise, with the new East Bank cultural hub opening up world-class cultural experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

## **SCHOOLS**

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (five minutes on foot, Ofsted-rated 'Outstanding'). The area is well-located for sought-after activities and groups for babies, children, and parents. Norlington School and 6th Form and Connaught School for Girls (both Ofsted 'Good') are also a seven- and 10-minute walk away, respectively.

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