
Tyndall Road, Leyton E11

- ◆ Victorian ground-floor flat
- ◆ Two double bedrooms
- ◆ 35-foot garden
- ◆ Fully refurbished and redecorated
- ◆ Newly fitted kitchen and bathroom
- ◆ Restored fireplace
- ◆ Nearby Francis Road & green spaces
- ◆ Close to Overground & Tube services

Airy and bright, this lovely garden flat is tucked away on a quiet residential street between Francis Road and Leyton High Road, just minutes from green spaces and good transport links.

Recently renovated, the interior features restored period elements, including bay windows, a cast-iron feature fireplace, and high ceilings with picture rails, alongside modern enhancements such as walnut-toned flooring, new lighting, new radiators throughout and a newly fitted kitchen and bathroom.

The flat occupies the ground floor of a Victorian terraced house, fronted with London Stock brick and white-painted stone lintels, sills and foliage-topped columns to the bay windows. The front garden has been resurfaced, using a low maintenance environmentally friendly grid and pea shingle system that minimises rainwater run-off during periods of heavy rain water. A path leads past a low wall to a recessed porch and a smart timber front door painted dark grey ('Dodie' by COAT).

STEP INSIDE

Step inside the communal entrance and through your own private front door on the left. The crisp white walls and rich-toned flooring seen here in the hallway flow

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throughout for a wonderfully cohesive feel. All the doors have new handles, and the radiators, lighting fixtures and sockets have also all been replaced and updated.

The elegant reception room lies at the front of the property. It is flooded with south-facing sunshine from the large bay window, which is fitted with new bespoke white Venetian blinds and a modern radiator beneath. A fabulous restored cast-iron fireplace with a black stone hearth takes centre stage, while other details include

picture rails, a copper pendant and custom-made shelving in one alcove.

Adjacent, you'll find the primary bedroom, a quiet and peaceful space looking out to the side-return courtyard through a tall casement window with custom blinds to match those seen elsewhere. There's also a new radiator and a pendant light.

Continue down the hallway to find the bathroom, which was fitted earlier this year and is lit by a side-facing frosted window. The versatile contemporary scheme pairs slate grey wall tiles with grey striped patterned flooring, while black tapware and a chrome heated towel rail complete the look. The bath features a frameless smoked glass screen and a black rainfall shower with a separate shampoo attachment, alongside an integrated concealed cistern

loo and basin with storage vanity.

The newly renovated kitchen lies beyond, and offers access to the garden through a part-glazed door. A concrete-look worksurface and an attractive grey-green glossy tiled splashback accompanies the handleless sage green cabinetry by Wickes.

There's a smart black one and half sink with drainer and a black mixer tap, and integrated appliances include a Bosch four-ring gas hob with overhead Bosch extractor and a Bosch oven. You'll also find space, electrics and plumbing for a washing machine and a freestanding fridge freezer and the Ideal boiler is housed here too.

To the rear, the second double bedroom enjoys garden views and shares a similar décor scheme to the primary - with white

walls, walnut flooring, handmade curved skirting, a modern radiator and a tall bay window fitted with bespoke Venetian blinds.

OUTSIDE

The sun hits the private garden from mid-morning in summertime and remains for the rest of the day. Extending to 35ft and enclosed with timber fencing, the side return has been paved with blue slate and segues into newly laid decking that in turn leads into a long, newly laid grassy lawn.

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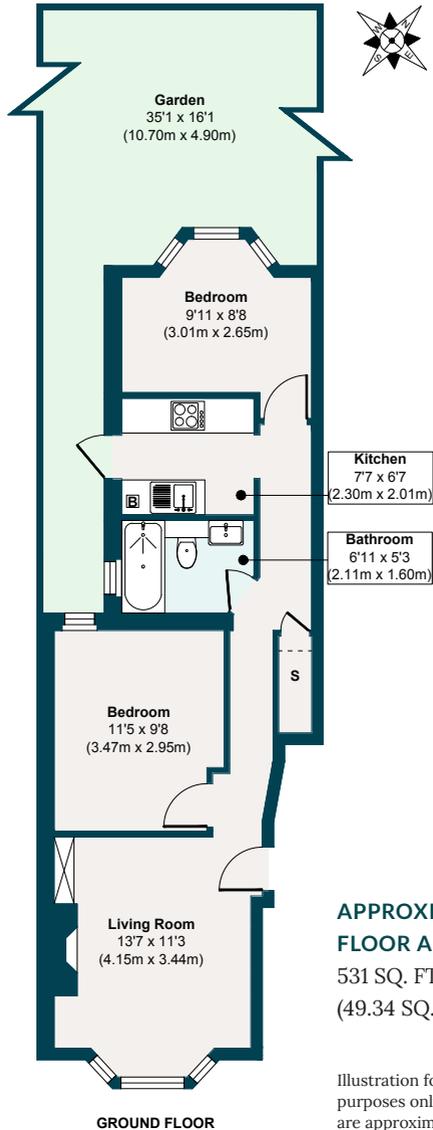








Tyndall Road, Leyton E11



The neighbourhood



Francis Road, E10

GETTING AROUND

The Tube at Leyton is just a nine-minute 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 16-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 Filly Brook, with its craft beer hall and changing resident chefs. The current owners recommend Coach & Horses, which serves a fantastic Sunday roast, as well as the Leyton Engineer and Figo Italian restaurant.

Leyton County Cricket Ground, with its wonderful Edwardian pavilion, is an 11-minute walk, while Coronation Gardens is just a five-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of the Olympic Park, Wanstead Flats and Hollow Ponds – all around a 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 (eight and seven minutes' walk respectively), George Mitchell Primary and Secondary (17- and 15-minute walk), and Norlington Secondary & 6th Form for Boys (an 11-minute walk).

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A note from the owners

“We’ve spent many months transforming our flat to realise its true potential, retaining and sympathetically restoring original features such as the fireplace and skirtings. We hope it’s now ready to become a lovely, happy home for new owners to put their stamp on and enjoy what we’ve created.”



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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