
Pretoria Road, Leytonstone E11

- ◆ Ground-floor Victorian maisonette
- ◆ Share of freehold
- ◆ Versatile two/three-bedroom layout
- ◆ Recently upgraded kitchen & bathroom
- ◆ Separate living room
- ◆ New fuse box in 2023
- ◆ Southeast-facing garden
- ◆ Short walk to Tube & Overground

This inviting two/three-bedroom ground-floor Victorian maisonette with a private southeast-facing garden is set on a quiet residential street just a short walk from the Tube and Overground.

Inside, Victorian pine doors stripped back to bare wood and fitted with beehive door knobs, locks and keys pair with exposed wooden floorboards that run throughout, balancing the home's period heritage with a modern flair. The separate living room connects effortlessly to the bedrooms and kitchen, creating a sociable layout that's peaceful and comfortable year-round. The property's flexible layout also allows for alternative use—this room can serve as a

dining area, while the front bedroom can be used as a living room, effectively transforming the home into a two-bedroom property.

The current owners have also upgraded the property by fitting a new kitchen in March 2025, renovating the bathroom in 2024, and installing a new fuse box in 2023, with selected switch and socket plates updated to black to complement the décor.

Set back from the road behind a tall hedge-lined patio and white-painted gate, the building showcases classic London stock brickwork with white mouldings to the bay window and recessed entrance.

“Screened by the louvred wooden shutters fitted to the handsome square bay window, it’s a sunny yet still private retreat focused on a restored period cast-iron fireplace.”



“Pink walls and large concrete-effect floor tiles backdrop neutral IKEA cabinetry with Frozen Terra Quartz worktops by Caesarstone.”

STEP INSIDE – A CAREFULLY CONSIDERED LAYOUT

Illuminated by linear spotlights and the slim glazed windows and transom to the smart panelled front door, the hallway introduces a high coved ceiling, neutral décor, and characterful stripped floorboards that set the tone for the whole apartment.

Follow the floorboards into the primary bedroom on your right. Screened by the louvred wooden shutters fitted to the handsome square bay window, it's a sunny yet still private retreat focused on a restored period cast-iron fireplace with green tile inserts and a TV point above. Colour drenched in a sophisticated, Lick Blue 04 to match the walls and coving, the panelled wardrobes flanking the fireplace were fitted

in 2023 and provide ample storage, including above. A low pendant light fitting with an antique feel completes the space.

Return to the hallway and take a couple of steps down. On your left, you'll find two useful built-in cupboards offering plenty of storage space. One of the cupboards houses an Indesit fridge-freezer. To your right lies a fully renovated bathroom, where warm pink wall tones balance the glossy Acton™ Steel Blue Tile splashback. The design coordinates with the chequered flooring and matt-black fittings (including a heated towel rail) to the wall-mounted basin and a bath with a glass screen and rainfall shower. There's also a useful wooden storage cabinet and a tall window above the close-coupled toilet.

Continue on to discover the second double bedroom decorated with white walls and stripped floorboards to echo the rest of the apartment. With built-in alcove storage and a recessed brick feature fireplace, it currently functions well as a home office studio space brightened by a broad window with Venetian shutters.



At the heart of the flat, the living room features walls painted in Valspar's 'Perfectly Pinkish', while the hallway floorboards continue through the space, creating a seamless and coordinated feel. A stylish multi-way light pairs with two impressively large side windows, dressed in louvred wooden shutters, while chunky shelving fills an alcove beside an elegant mantelpiece that frames the brick fireplace recess. You'll also find a TV point above and space for more furniture in the other alcove.

Beyond, the design scheme repeats in the third bedroom, which is bathed in sunshine by a tall window. A built-in cabinet and seating area have been fitted to create a dedicated dining space warmed by a designer vertical radiator picked out in black. Still, the space could equally well be used as a lovely child's bedroom, guest room, or office.

From the living room, you'll also discover a recently refitted spot-lit kitchen designed to maximise the available space. Here, pink walls and large concrete-effect floor tiles backdrop neutral IKEA cabinetry with Frozen

Terra Quartz worktops by Caesarstone fitted by Rossi StoneWorks. Integrated appliances include a Hisense oven, a Zanussi gas hob and washing machine, along with a stainless-steel sink and mixer tap.

OUTDOORS – SPACE TO THINK

From the kitchen, a glazed door leads to a spacious side return. Follow this round into the courtyard garden, which could be transformed into a Mediterranean-style retreat with additional climbing plants, potted herbs. Fully enclosed by high fencing, it enjoys a south-easterly aspect to capture the afternoon sun, while the large tree shades the wooden decked seating area at the end, which is a particularly relaxing spot in the summertime.

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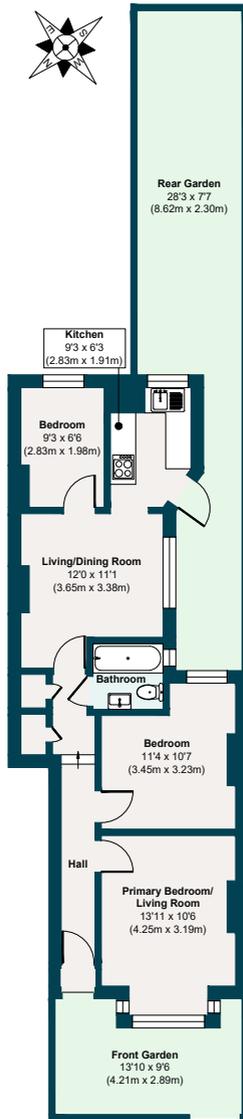








Pretoria Road, Leytonstone E11



GROUND FLOOR

APPROXIMATE FLOOR AREA

Ground Floor

623 SQ. FT
(57.92 SQ. M)

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

The neighbourhood



Francis Road, E10

GETTING AROUND

The property is exceptionally well-connected, including plenty of bus routes stopping in nearby Grove Green Road.

Between Leytonstone Tube and Leyton Midland Road Overground, the home is an easy 10-15-minute walk to both stations – making short work of getting into central London or Canary Wharf. It's also convenient for trips to Camden, Hackney,

Hampstead, and Stratford – where you'll find retail therapy at Westfield and the wide-open spaces of Queen Elizabeth Park.

IN THE NEIGHBOURHOOD

Pretoria Road – a friendly, community-minded street – is just a six-minute 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 nearby, from the recent ‘Francis Road Lates’ featuring food trucks, cocktails, and discos for the kids, to Halloween parties and Christmas carols.

Several great pubs and bars – the Red Lion, The Northcote, Heathcote and Star, The Filly Brook and the renovated Leyton Engineer – as well as High Road Leytonstone’s restaurants and cafés, are all within a short wander. Our local sellers also recommend Perky Blenders for coffee, Unity Café and the delicious fare at Mum Likes Thai Food. At nearby Stratford, the new East Bank cultural hub includes world-class experiences, including Sadler’s Wells East Theatre, UAL’s London College of Fashion, and the V&A East Museum.

There are several parks in the area and good running routes through to Hackney Marshes, Wanstead Flats (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. Also worth visiting are

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Brewster Road Park (adjacent to a community garden), Victoria Park, Hackney Bumps Skate Park, Wanstead Park and Sidmouth Park.

SCHOOLS

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (five minutes’ walk, Ofsted-rated ‘Outstanding’). The area is well-located for sought-after activities and groups for babies, children, and parents. The Ofsted ‘Good’ Norlington School and 6th Form is only moments away, with Connaught School for Girls an eight-minute walk away.

A note from the owners

“We’ve really loved how peaceful our home and street feel. Even though we’re so close to the Central line and Overground, making it easy to get into the heart of London, coming home always feels calm and relaxing. There’s also such a strong sense of community, with so many hidden gems to discover locally. This is our first home together, and we’ve loved living here. It’s been perfect, and we will miss it so much. We hope that someone else can enjoy the space and area as much as we do.”



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