

Huxley Road, Leyton E10





The details

- ◆ Ground-floor Victorian maisonette
- ◆ Two double bedrooms
- ◆ Stylish & spacious bathroom
- ◆ Open-plan dining kitchen & living space
- ◆ Wet underfloor heating throughout
- ◆ Cat 6 wired internet
- ◆ Sunny landscaped garden
- ◆ Outdoor studio with UFH

One of approximately 500 homes designed by local developer J. G. Abraham in the late 1800s, this purpose-built Victorian maisonette beautifully blends period character with contemporary upgrades. Thoughtfully renovated throughout, it has undergone an extensive programme of improvements. This included a full rewire with new sockets and switches, a new consumer unit installed in 2021, and a Cat 6 network with wired internet access points across the principal living spaces and garden office. Multi-room audio cabling has also been pre-installed between the front room and kitchen.

Comfort has been prioritised with wet underfloor heating and additional floor insulation throughout the flat, powered by a Vaillant boiler installed in 2021, while the garden office benefits from its own electric underfloor heating. Double glazing has been fitted throughout, complemented by a new rear door and courtyard window, while antique internal doors preserve the property's Victorian heritage.

The interiors are equally impressive, with aged-effect parquet flooring running throughout and a calming palette of Little Greene paints, including 'Stock 37' to the walls and 'Invisible Green' to the skirting boards, architraves, and front door, creating a refined finish.

*“Charming tumble-edged
parquet flooring flows across
the flat for a cohesive feel.”*

INSIDE – SPACE TO COME TOGETHER

A traditional Victorian frontage greets you on arrival, with space for bike storage on a front patio served by an outdoor tap. Enter your private recessed front door into a high-ceilinged hallway lit by the transom behind. There's extra storage under the neighbour's stairs, while the charming tumble-edged parquet flooring flows across the flat for a cohesive feel.

Brightened by a bay window, the front bedroom is painted in Farrow & Ball light pink 'Scallop', with a beautiful yellow 'Duster' finish to the ceiling. The space is fitted with rattan-fronted cabinets and custom shelves, along with a pop-out desk. A feature fireplace also has a plug socket to allow for ambient lighting.

Beyond, the main bedroom overlooks the courtyard through a large window

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fitted with a custom-made Roman blind. A bespoke alcove wardrobe combines with an in-built desk and shelves above for versatility, with a pop-out drawer for beauty supplies. A custom headboard includes built-in side tables with sockets, along with matt-black reading lights for comfort.

Continue along the sweeping hallway to discover the bathroom, where cosy heated grey poured concrete flooring offsets the restored vintage boards cladding the upper walls. There's also a heated towel rail, serving an arched recessed rainfall shower and a luxurious freestanding bath. Sourced from Francone Bespoke Taps, the tapware adds to the elegant finish, while the stylish sanitaryware and globe lighting chime with the Japandi vibe.

Extended into the side return and reconfigured to create one expansive open-plan space, the kitchen is undoubtedly the heart of the home. A bespoke media shelf and integrated record storage within the fireplace add further character and functionality.

Installed in 2021, the kitchen pairs IKEA cabinetry with bespoke HUSK fronts, all

finished in Mylands 'Amber Grey' – the same shade used for the servants' kitchen in Downton Abbey. A custom stainless-steel worktop by MPM Engineering incorporates a Franke sink. Integrated appliances include a Samsung fridge/freezer, a Bosch induction hob and slimline dishwasher, and a Neff Slide & Hide oven. A marble-topped metal trolley serves as a central island, creating an inviting gathering spot and extra workspace for food prep.

Clever design features continue throughout, including a bespoke corner pantry, colour-drenched and lined with pink tiles. A custom-built banquette with tongue-and-groove panelling provides comfortable seating, while four Velux rooflights, a large Crittall-style door and an oversized picture window flood the extension with natural light. Painted in a rich dark green to complement the windows throughout the home, these striking glazed openings combine with underfloor heating to create a bright, warm and inviting space all year round.

OUTSIDE – SUN-SOAKED ENTERTAINING GARDEN

A level terrace finished with low-maintenance EnviroBuild composite

“A garden office with electric underfloor heating provides a comfortable year-round workspace or studio.”

decking sits flush with the rear doors, seamlessly extending the living space outdoors. Beyond, brick pavers form a second entertaining area complete with a built-in barbecue, while the final level offers an artificial lawn framed by established planting. Weathered railway sleepers gently define each tier.

The planting is now beautifully mature, creating a lush, private backdrop of forsythia, Fatsia japonica, a magnolia tree, and a variety of established shrubs. The garden also enjoys excellent sunshine, with light moving across the space during the day before lingering on the deck closest to the house into the evening.

To the rear, a garden office with electric underfloor heating provides a comfortable year-round workspace or studio, while the original external WC has been cleverly repurposed as a dedicated laundry room.









































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The floor plan

APPROXIMATE FLOOR AREA

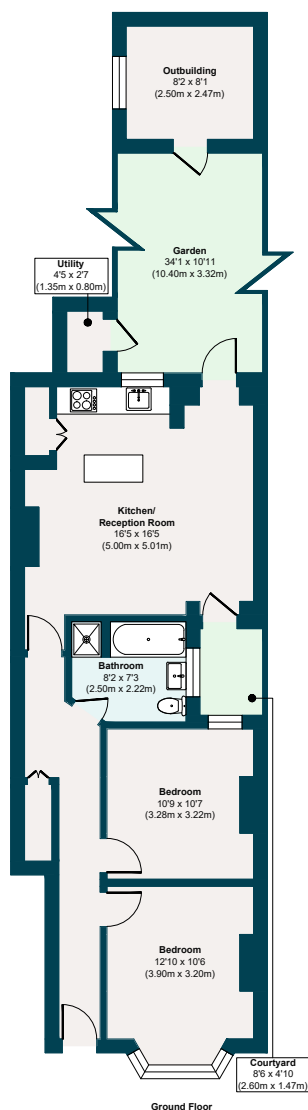
(Including Outbuilding)

830 SQ. FT
(77.10 SQ. M)

(Excluding Outbuilding)

764 SQ. FT
(71.00 SQ. M)

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



The neighbourhood

GETTING AROUND

The Tube at Leyton is just a 12-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 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 sits 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, Zaxx, 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. Local sellers recommend the Coach & Horses, which serves a fantastic Sunday roast (and air con), The Red Lion in Leytonstone 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 Sidmouth Park and Coronation Gardens are just a five-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of the





Francis Road, E10

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 around a five-minute walk away, George Mitchell Primary and Secondary (a 15-minute walk), and Norlington Secondary & 6th Form for Boys.

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A note from the owners

“This home was our first proper home, and we put so much love and attention into making it perfect. We love our neighbourhood and especially our neighbours. Most of whom have lived on this street for decades. It’s a brilliant place, and we will be very sad to leave it!”



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