
Leyspring Road, Bushwood E11

- ◆ Three-bedroom Victorian house
- ◆ Stylish family bathroom & WC
- ◆ Light-filled double reception room
- ◆ Spacious dual-aspect dining kitchen
- ◆ Useful storage cellar
- ◆ South-facing garden with iconic caravan
- ◆ Moments from Wanstead Flats & Park
- ◆ Nearby Tube & Overground services

In this artistically inspired, three-bedroom Victorian house, bold colours and wallpapers pair with a stream of original features, from exposed woodwork to high, corniced ceilings. Numerous sash windows fitted with draught-proofing brush seals admit an abundance of natural light, while the sanded and varnished interior doors feature brass handles to complement the period feel.

Outside, the south-facing garden has been landscaped by one of the current owners, a professional gardener who focused on creating a tranquil oasis designed with a year-round planting scheme. At the end of the road, the edge of Epping Forest awaits, sandwiched between the large playing fields of Wanstead Flats and Hollow Pond, with its boating, walking and picnic areas.

Leyspring Road is a peaceful tree-lined street just a short walk from Leytonstone's bustling town centre and within a 10 to 15-minute walk of Central and Suffragette line services for easy journeys across London. Arriving at the house, you're met by an exterior finished with freshly repainted woodwork and decorative stonework to the sash windows and recessed entrance.

Open the little wooden gate set within a low stone wall, crossing a front patio with textured planting and space for storage to reach a traditional front door with a transom window above.

STEP INSIDE – BOLD COLOUR, ORIGINAL VICTORIAN CHARACTER

The entrance hall is a strong statement, with a newly sanded and varnished floor finished with Osmo Polyx-Oil and a Crucial Trading runner carpet leading up the stairs. Bold blue walls below the picture rails and red ceiling accents bring warmth to the incredibly high ceiling, which is edged with

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intricate coving picked out in white.

Off the hall, you'll find a convenient downstairs loo with a London map feature wall, and a door leading to a cellar the width of the hallway, offering plenty of storage space. Behind the stairs, an inbuilt cupboard hides coats and shoes.

The varnished wooden flooring and stunning ornate ceiling continue into a spacious double reception room joined by original wooden doors that can be closed when needed. Lit by an expansive sash bay window, the front living area fuses deep pink wall tones with a chimney breast papered

with Cole & Sons Woods wallpaper, which frames a Charnwood (Cove 2) wood burning stove that casts a warm, cosy glow in winter.

In the rear living room, a bespoke alcove workspace with a wooden desk and shelving, along with muted pink wall tones, creates a relaxing space to focus, while a Victorian cast-iron fireplace with a classic mantel and gorgeous ceiling roses add to the room's innate character. A large sash window frames the beautiful garden beyond.

From the hallway, an opaque glass door slides neatly away into the space beside a freestanding fridge as you enter the kitchen. Fitted by Magnet, it has a range of beechwood cabinetry enhanced in 2022 by a new peninsula with a solid beech worktop and Ikea cupboards underneath. All other worktops were replaced with concrete-effect Duropal with a Schock quartz composite sink. An AEG 4-ring induction hob was installed above a Bosch fan double

oven, and there's also space for a laundry appliance and dishwasher here.

At the same time, the kitchen received new tiles with a subtle light-grey geometric pattern, and the wooden floor was sanded and varnished with Osmo Polyx-Oil. A trained artist, one of the owners also created a floor-to-ceiling chimney-breast mural, featuring hand-painted 60s-style kitchen implements. Other details include a bespoke cedarwood/birch bookshelf with the original bark intact, ceiling spots, and dual-aspect sash windows.

Upstairs, the striped runner carpet flows across the split-level landing with its wooden bannister and grey-painted spindles. Overlooking the leafy street through three large sash windows, the principal bedroom combines sanded floorboards (sealed with Osmo light-grey wax) with Jeff Banks wallpaper to the ceiling. It also benefits from ample storage in the form of a floor-to-ceiling and wall-to-wall

bespoke fitted maplewood-finish wardrobe, designed and built by Sebastian Aronowitz of the London Kitchen Company.

The middle bedroom is another generous double and features a chimney breast with a Victorian fireplace and striped wallpaper. Robust blue accent paintwork and a cream carpet create a warm, fun atmosphere, and there's more alcove storage space by the south-facing sash.

A soft pink palette decorates the third double bedroom, where a large sash with a fitted blind frames the garden view. With built-in storage, it's a wonderfully charming space for guests or use as a home office.

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In the bathroom, green Fired Earth metro tiles and sustainable John Lewis Marmoleum flooring back a bath with a Hüppe shower screen, a wall-hung vanity basin unit, and a back-to-wall toilet from the Ideal Standard Tonic collection – all with Crosswater fittings. There's also a mirror (the size of the whole bathroom window) that slides out neatly from behind a bespoke floor-to-ceiling panel, made from North American crown-cut oak veneered plywood. A chrome heated towel rail completes the suite.

OUTDOORS – ARTIST-DESIGNED ESCAPE

Designed, built and maintained by the professional gardener-owner, the south-facing garden is a real treat. It begins with a large paved area for entertaining, surrounded by lush planting, including black bamboo, an olive tree, oleander, and a climbing star jasmine that covers the back of the house.

Separated by a low wall and a timber frame,

the kidney-shaped lawn is surrounded by flowerbeds with roses, mature shrubs, and a brick pathway. The pesticide-free garden has been designed to be enjoyed year-round, with winter evergreens, spring bulbs, summer perennials, and autumn shrubs, while many climbing plants provide privacy.

Finally, you are drawn towards an egg-shaped 'garden room' surrounded by a curved decked seating area. This iconic 1960s German caravan – a family heirloom – has been used extensively as a child's play space and den, and is currently an art studio. It also provides storage for garden tools, and there is more storage space

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APPROXIMATE FLOOR AREAS

Cellar

87 SQ. FT
(8.08 SQ. M)

Ground Floor

723 SQ. FT
(67.13 SQ. M)

First Floor

602 SQ. FT
(55.96 SQ. M)

Gross Internal Floor area (Including Garden Room & Cellar)

1412 SQ. FT
(131.17 SQ. M)

Gross Internal Floor area (Excluding Garden Room & Cellar)

1229 SQ. FT
(114.21 SQ. M)

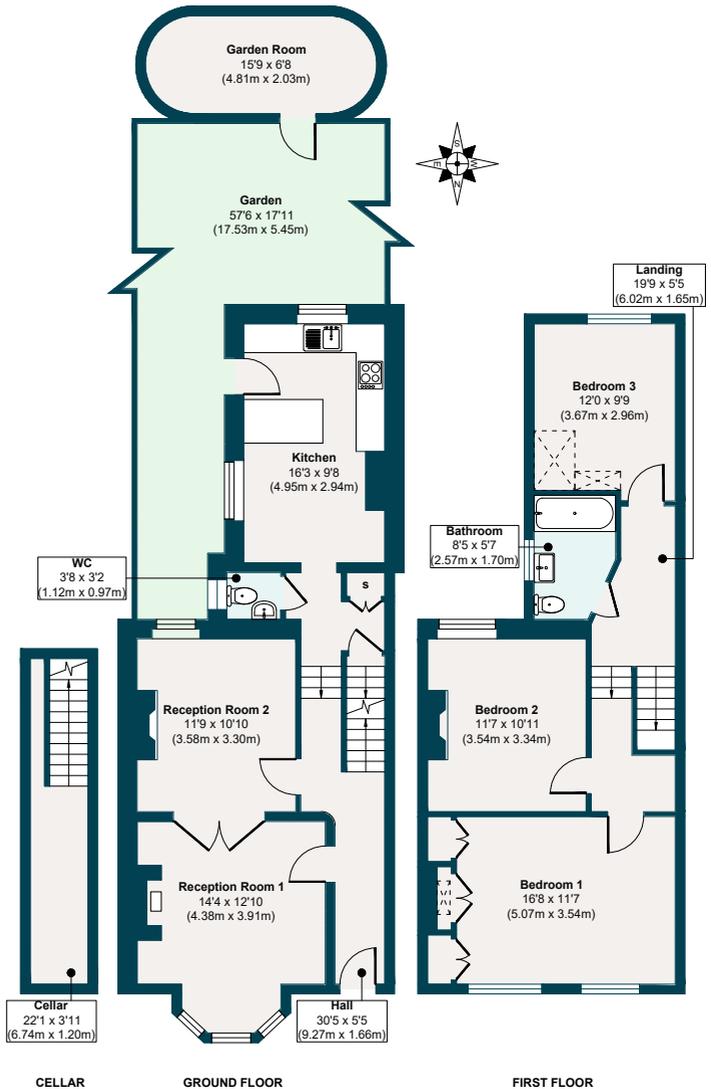


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



GETTING AROUND

Leytonstone Tube (Central Line) is a 10-minute walk, and Overground services are reachable in 15 minutes at Leytonstone High Road.

IN THE NEIGHBOURHOOD

Bushwood has a wonderful mix of long-

term residents and newer arrivals, who are quickly welcomed into its vibrant community. Just a six-minute walk from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots include The Old Crown (previously known as The Birds) and The Red Lion pubs, Wild

Goose Bakery (try the carrot cake), as well as Bushwood's excellent local tavern, The North Star. The newly opened M&S is just an eight-minute walk away.

Don't forget to try Panda Dim Sum and Calamity Tank – a great taproom hosting a Mexican fried chicken pop-up every Friday night. Other highlights include Bocca Bocca for authentic Neapolitan pizza, Back to Ours for coffee, and Homies on Donkeys for tacos.

The property is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble and The Wanstead Tap). Only moments from home, you can explore Wanstead Flats, with Henry Reynolds Gardens

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and playground a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

SCHOOLS

Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School, Our Lady of Lourdes, and the 'Outstanding' Davies Lane Primary School, eight minutes on foot.



A note from the owners

“We love Bushwood – a little oasis of calm set back from Leytonstone High Road and surrounded on three sides by green space. It has a real sense of community; we couldn’t have wished for a better place to work and raise a family. Another great asset is the local residents’ association (BARA) which brings people together at regular social events and interest groups, as well as keeping people informed.”



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