

Forest Road, Upper Leytonstone E11





The details

- ◆ Two-bedroom Victorian house
- ◆ 46-foot southeast-facing garden with studio
- ◆ Modern kitchen
- ◆ Beautiful bathroom
- ◆ Period features
- ◆ Original floorboards
- ◆ Farrow & Ball and Francesca's Paints décor
- ◆ Bespoke storage
- ◆ Nearby Underground & Overground

Beautifully decorated, light-filled and welcoming, this lovely two-bedroom Victorian house has been sensitively updated with contemporary details and bespoke joinery, while retaining plenty of character and period charm. Set on a tree-lined street in a peaceful pocket of Upper Leytonstone, it's walkable to both the Underground and Overground and is just a stone's throw from scenic Hollow Pond.

Over the last five years, the current owners have lovingly renovated the

property, undertaking a full rewire and installing a new boiler (2025); fitting a new bathroom and kitchen; and adding new doors upstairs with knobs by Corston Architectural Detail. They also landscaped the 46-foot southeast-facing garden and built a fabulous outdoor home office complete with Wi-Fi and ethernet. The studio sits beyond the 46-foot garden, providing additional depth to the plot.

On a friendly tree-lined street, set behind a low brick wall, the house greets you with a pretty London Stock frontage. A basketweave brick path leads past a

“Restored original floorboards run underfoot, adding warmth to walls painted in Dimity by Farrow & Ball.”

front garden with a spring blossoming crab apple tree and a showstopping purple-blue hydrangea to the timber panelled front door. It's painted Blue Green by Farrow & Ball and features a transom and brass furniture.

INSIDE – SUNSHINE, SPACE AND STORAGE

Stepping inside, the bright and comfortable open plan living and dining room sits to your right, lit by casement windows to the front and rear. Restored original floorboards run underfoot, adding warmth to wall painted in Dimity by Farrow & Ball; while a period fireplace and an amazing original cast-iron Victorian cooking range create lovely focal points. Bespoke floating ply shelves feature in two alcoves, while a trio of pendant lights adds to the cosy feel.

Continue past a bank of incredibly

“A period fireplace and an amazing original cast-iron Victorian cooking range create lovely focal points.”

useful custom-built storage cupboards to the kitchen. Recently fitted, the dove grey cabinetry with skinny shaker fronts and brass knobs is complemented by a Silestone quartz worktop and upstand, with an undermounted ceramic sink and traditional-style brass tap. Flooded with light from rear and side-facing windows as well as a glazed door to the garden, other design details include open timber shelving with brass brackets, and vintage-look terracotta floor tiles.

Integrated appliances include a fridge freezer, an Indesit full-sized dishwasher, a Bosch induction hob with concealed extractor, and a Neff Hide and Slide oven.

Take the staircase with treads and banister painted in Setting Plaster by Farrow & Ball, and a smart black-edged herringbone jute runner – to the first floor, where the original floorboards seen downstairs continue into both bedrooms.

Eco-conscious Francesca's Paints have been used throughout this floor, and to the front, the peaceful primary double bedroom has been drenched in a cocooning blue-green. It runs the full width of the front of the house and

is lit by a large window; while another wonderful period fireplace – this time with bottle green tiling – takes centre stage. It's flanked by a pair of full-height bespoke wardrobes, which contain clever storage solutions including internal drawers and a drop-down rail.

The second double bedroom sits to the rear, where light pours in through a window looking out to the garden. The walls are painted a calming sage green shade, and rise to an airy vaulted ceiling.

You'll find the family bathroom between the two. Fitted in 2021, dark grey floor tiling meets glossy ivory Zellige-style wall tiles for a spa-like modern scheme, offset by chrome tapware. There is a shower with a frameless glass screen; while a separate bath sits beneath a window with garden views. A wall-hung basin and toilet with black seat complete the suite, while there's also further bespoke ply storage and a traditional-style towel rail radiator.

OUTSIDE – SUNNY PRIVATE OASIS

Outside, the current owners tell us the 46-foot southeast-facing garden is a haven for wildlife and enjoys the sun for most of the day, before setting

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upon the rear patio for a gloriously tranquil golden hour.

Landscaped and cleverly zoned with Yorkshire cream gravel, limestone pavers and railway sleeper edging, two seating areas provide spots to relax or entertain, linked by a grassy lawn with a Cornish slate stepping stone path. Discreetly lit with remote-controlled smart lighting, the flowerbeds are filled with mature plants, including a purple wisteria, roses, ferns, a grape vine, star jasmine, plenty of perennials and a gorgeous Amelanchier tree for seasonal interest.

A stylish purpose-built garden studio nestles at the rear, with black corrugated metal external cladding. Fully insulated and lined with rich-grained ply, it's wired with Wi-Fi and ethernet and is currently used as a home office, but would make an equally lovely play or games room, exercise space, workshop or art studio.















































The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor

446 SQ. FT
(41.50 SQ. M)

First Floor

349 SQ. FT
(32.50 SQ. M)

Gross Internal Floor Area

(Including Outbuilding)

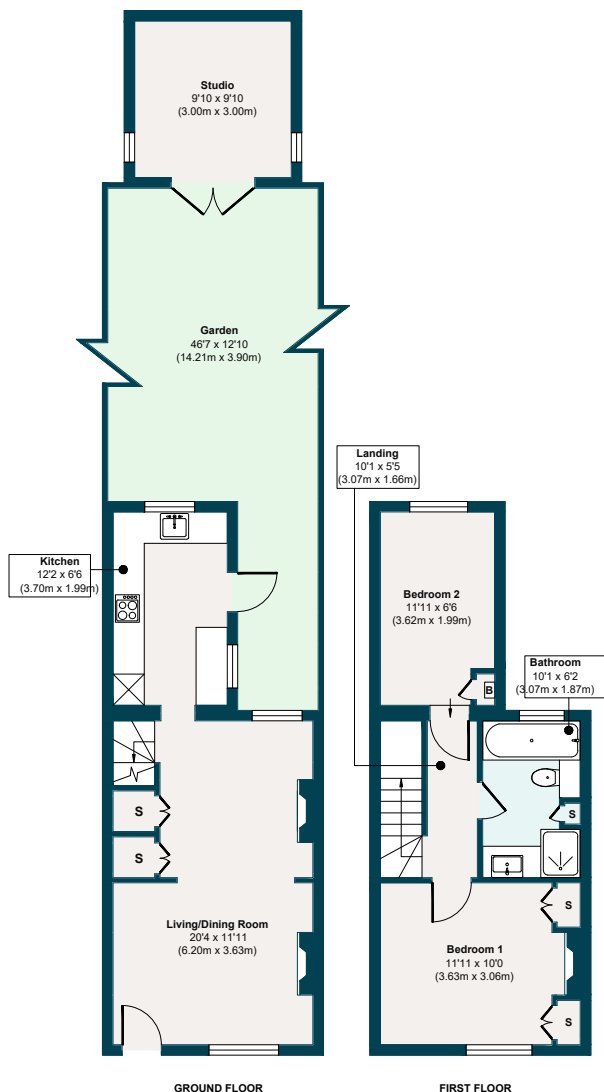
795 SQ. FT
(74.00 SQ. M)

Gross Internal Floor Area

(Excluding Outbuilding)

699 SQ. FT
(65.01 SQ. M)

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



The neighbourhood

GETTING AROUND

Forest Road occupies a convenient spot in Upper Leytonstone, about a 17-minute walk from Leytonstone Underground (Central Line – 24 hours at weekends) and a similarly short distance from Leyton Midland Road station.

IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more.

The current owners particularly recommend the North Star pub for amazing Thai food, Filly Brook for great food and wine, local café Out of the Woods for delicious shakshuka and coffee, and Chunk Provisions for excellent ice cream.

Other local sellers also love the Heathcote & Star, Nirvana Brewery and Decanteur for drinks; Yardarm for wine; Eat My Pizza; Homies on Donkeys for Mexican fare; Mum Likes Thai Food; Burnt Smokehouse; San Marino Café for hearty breakfasts; Perky Blenders for great coffee and brunch; Bocca Bocca for delicious pizza; Fitness Hub

Leytonstone for community-based exercise classes; the friendly local newsagents for essentials; Primrose Florists for flowers and plants; and the Noted Eel and Pie House. Gail's Bakery, The Ginger Pig and Harvey's greengrocers in nearby Wanstead also get regular mentions.

Some fantastic open green spaces within walking distance include Hollow Pond (nine minutes) and Henry Reynolds Gardens (18 minutes), with Wanstead Flats and Park beyond. Local sellers also recommend walking to Highams Park to visit the lake and tea hut for pizza.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium. From there you can continue on to Canary Wharf or take the A11 into the heart of the city.

SCHOOLS

Barclay Primary School (rated Outstanding by Ofsted) is seven minutes' walk away. You can also reach Gwyn Jones Primary (Good) in eight minutes, Leyton Sixth Form (Good) in ten minutes, and Leytonstone School (Good) in just one minute.

Hollow Pond, E11



A note from the owners

“We fell in love with this house as soon as we saw it – it’s just so charming and full of character. The original fireplaces and restored Victorian floors are something we treasure; while the beautiful garden is a tranquil oasis where we’ve spent countless happy hours. The lovely local community have made us feel so welcome, with street parties and celebrations throughout the years, and we’re so lucky to have had such great neighbours. After both living in so many places in London over the last 15 years, we feel confident we chose the best place to buy our first house together.”



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