

# Harrington Road, Leytonstone E11



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## The details

- ◆ Victorian conversion flat
- ◆ Two double bedrooms
- ◆ Potential to extend into the loft
- ◆ Farrow & Ball and Lick décor scheme
- ◆ Bespoke storage
- ◆ Three minutes from Tube services
- ◆ Near Leytonstone town centre
- ◆ Short walk to Wanstead Flats

Beautifully decorated, with high ceilings, two double bedrooms and potential to extend into the loft, this characterful Victorian conversion flat is just three minutes from Underground services and the restaurants of Leytonstone High Road. It's also a short stroll from the wild green expanse of Wanstead Flats.

Decorated in a palette of elegant neutral Farrow & Ball and Lick colours, inside you'll find carefully thought-out details including warm-toned wood-look flooring, bespoke window dressings, custom-made storage, and reeded round doorknobs to the panelled doors.

The flat occupies the first floor of a terraced Victorian house, with a London stock brick frontage and white-painted stone sills, lintels and columns to the double-glazed bay windows.

Shielded by a low wall and Photinia (red robin) hedge, a monochrome chequered path leads to an arched recessed porch. The black-painted, part-glazed timber front door has a numbered transom and opens to a communal entrance, where you'll find your own private front door.

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*“Often flooded with sunshine – particularly pretty when the tree outside is in blossom – the room also has a lovely view at sunset.”*

#### **STEP INSIDE – A WARM WELCOME**

Inside, a white painted staircase with an elegant oatmeal wool carpet runner trimmed in black rises past an area for coats to the first floor, where muted oak-effect flooring begins and flows throughout.

On the upper landing, lit by a pair of pendant fittings, white walls make the most of the lovely natural light, with warm pinky tones below the dado. There is potential to extend into the loft space, subject to the usual planning permissions.

Pass a useful full-height integrated cupboard before continuing to the front-facing living room. Painted a creamy white, with coving and a rose (with pendant fitting) to the high ceiling, this calm space is lit by a single window and

a wide double-glazed bay with discreet neutral roller blinds.

Bespoke shelving, cabinetry and a desk line both alcoves, and there’s a radiator with rattan-fronted cover. Often flooded with sunshine – particularly pretty when the tree outside is in blossom – the room also has a lovely view at sunset.

Adjacent, the primary bedroom enjoys views out to the neighbouring gardens beyond through a tall casement window with a bespoke russet-trimmed linen Roman blind. The walls are colour-drenched in a pale blush shade, while a pair of full-height inbuilt wardrobes provides plenty of storage. There’s also a rose and pendant light to the coved ceiling, and a tall modern radiator.

Returning to the hallway, you’ll find the bathroom off the lower landing – another sunny space with light filtering in through a tall frosted window. Decorated with glossy white metro wall tiles and charcoal grey floor tiles, it includes a panelled bath with an oval chrome shower curtain rail, a close-coupled loo, and a modern pedestal basin with a chrome mixer tap.

The kitchen is beyond, where creamy

panel-fronted cabinetry with chrome and white handles pairs with white walls, a blonde wood-effect worktop, and a white metro-tiled splashback. Pretty olive and blue mini star-pattern floor tiles add a pop of cheerful colour, while the room is lit by a side-facing window fitted with a roller blind and a stylish neutral-toned pendant.

There is a stainless-steel sink and drainer with a chrome mixer tap, while integrated appliances include an oven, an

induction hob with a hidden extractor, and a Beko dishwasher. There's also space and plumbing for a freestanding fridge-freezer, a washing machine, and a microwave (in a dedicated cubby).

Situated at the rear, the second double bedroom is filled with light from a tall window with both neutral and sheer bespoke roller blinds for privacy. White walls combine with the same wood-effect flooring seen elsewhere, and there's also a tall radiator and a pendant light.









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# The floor plan

## APPROXIMATE FLOOR AREAS

### Ground Floor

28 SQ. FT (2.66 SQ. M)

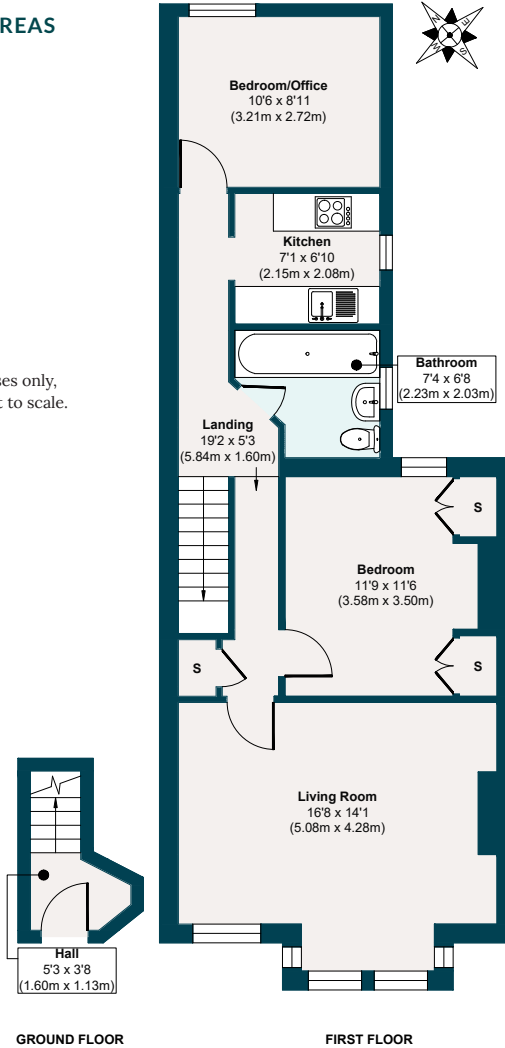
### First Floor

660 SQ. FT (61.34 SQ. M)

### Gross Internal Floor Area

688 SQ. FT (64.00 SQ. M)

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



# The neighbourhood

Wanstead Flats



## GETTING AROUND

Leytonstone Underground Station for Central line access is just a three-minute walk away. Leytonstone High Road Overground station is approximately eight minutes on foot, while Stratford is around 15 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Village. There's also a major transport interchange for Underground, Overground, DLR, National Rail and HS1 services. In addition,

Stratford, Maryland, and Forest Gate stations offer Elizabeth line services.

## IN THE NEIGHBOURHOOD

Harrington Road is ideally placed in a quiet pocket of Leytonstone, just a minute's walk from the town centre, with popular spots including The Wild Goose Bakery, Homies on Donkeys, Panda Dim Sum, Boca Bocca, Mum Likes Thai Food, Leytonstone Tavern for burgers and roasts, and The North Star for great

pizza and Thai. Don't forget, Back to Ours coffee shop in Bushwood, for speciality coffee and sourdough.

For food shopping, M&S, Aldi and Tesco are all walkable.

The current owners particularly recommend The Red Lion pub, with its recently renovated garden space just around the corner; Horizon for a low-key lunch when working from home; and Wanstead Kitchen and Yard Sale Pizza for delivery options. They also rate Forno, No38, Adore and Perky Blenders for coffee and pastries.

Lovely Francis Road is only a 20-minute stroll (via the nearby pedestrian bridge) and has a fantastic collection of independent shops, relaxed cafés, delis and craft beer shops. Favourites include, Phlox bookshop, Marmelo Kitchen, Zaxx for Korean food, and Yardarm wine store and deli.

Finally, the wild and beautiful green spaces of Wanstead Flats and Bushwood are also reachable in a few minutes,

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while peaceful Langthorne Park is great for kids. Alternatively, Wanstead Park or the Olympic Park is just a short bike ride away.

## **SCHOOLS**

Nearby schools with ‘Good’ (or ‘Outstanding’) Ofsted ratings include George Tomlinson Primary, opposite, Davies Lane Primary (eight minutes) and Connaught for Girls (seven minutes). In addition, there are several excellent nurseries on your doorstep, including The Arches Montessori Nursery, N. Family Club, and the Ofsted ‘Outstanding’ Acacia Nursery.

## A note from the owners

*“The flat has been a wonderful, peaceful base for us, whether we’re working from home or having a night in. We particularly love the mini suntrap in the living room bay, and have had many great lunches and dinners at the dining table, as there’s space to fit far more people than you’d think. Location-wise, the balance between the connections to Central London and all the great options on our doorstep means we always feel like we have great choices for weekends.”*



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