

St. Mary's Road, Leyton E10





The details

- ◆ Extended four-bedroom 1930s home
- ◆ Beautifully designed interior
- ◆ Charming architectural details throughout
- ◆ Stunning open-plan dining kitchen
- ◆ Crittall-style doors to SE-facing garden
- ◆ Oriel window seat in kitchen
- ◆ Two stylish modern bathrooms & a third WC
- ◆ Adjacent to Francis Road
- ◆ Seven-minute walk to Leyton Tube

Carefully designed and extended to enhance its innate architectural charm, this unique four-bedroom 1930s house has an interior that fuses streamlined angles and a strong sense of symmetry with bold Miami Art Deco décor to stunning effect.

In recent years, the property has been fully renovated, including a kitchen extension and loft conversion. New aluminium black-framed windows were introduced, complementing the 1930s-style internal doors and reeded glass throughout. Likewise, all the door

handles, architraves, skirtings and radiator valves are in the Art Deco style, while new old-school brushed-brass sockets, switches and downlights coordinate with the considered, luxury aesthetic.

In addition, a new combi boiler – with two NEST thermostats for independent floor control – was fitted, along with a Megaflo water tank to ensure the bathrooms have equal water pressure when used simultaneously. Finally, the whole house was refreshed with specialist paint from Pickleson Paint, Little Greene, Farrow & Ball and Fired Earth for a premium finish.

“Farrow & Ball Pointing and Claybrook Studio Peach Juice painted walls pair with bespoke Pickleson Paint Aegean Sage archways that cleverly broker a transition between the entrance and the peaceful living room beyond.”

A stone's throw from the village scene on Francis Road, the house presents classic 1930s appeal, with its red-tiled gable and a white-rendered façade featuring a full-height bay window in crisp black aluminium framing, echoing the boundary wall screening the patio.

A geometric tiled path leads to a plank-style timber front door in YesColour's Calming Peach framed by reeded windows and set within an arched porch painted in Pickleson Paint's Tequila Green to match the brickwork beneath the bay window.

STEP INSIDE – MIAMI GLAMOUR MEETS A COSY VIBE

A sense of peace envelops you the moment

“Full-height soft-green cupboards along one wall and modern champagne colour cork flooring from Bricoflor add a natural finish to the kitchen and the relaxed dining area overlooking the garden.”

you step into the spotlight hallway, where Farrow & Ball Pointing and Claybrook Studio Peach Juice painted walls pair with bespoke Pickleson Paint Aegean Sage archways that cleverly broker a transition between the entrance and the peaceful living room beyond. A bespoke striped runner carpet flows up the white staircase treads, while the soft sage repeats on the bannister. There's built-in storage beneath to tidy away coats and shoes, an elegant central pendant, and a white column radiator – a feature found throughout the home.

Follow the gorgeous Versailles-style basket weave engineered flooring through the sweeping arch into the living room, brightened by a broad bay window fitted with wooden louvred shutters. The wall and ceiling, including an elegant rose crowning a gold-plated satellite chandelier by M&S that coordinates with the stylish wall lights, are colour-drenched in Pickleson Paint Europa Green.

The arched alcove is picked out in the same earthy peach as elsewhere, creating a dedicated office nook open to the kitchen and providing access to plugs and refreshments. A fluted 1930s marble mantelpiece with a custom terrazzo insert from Diespeker London brings a textured

accent to the space, with the recess to the side housing built-in shelves and a bespoke panelled TV unit incorporated into the design scheme.

Return to the hall, passing a cloakroom that continues the fun Art Deco-inspired theme with jazzy palm-leaf wallpaper and scalloped tiling for an instant Miami vibe that contrasts with the modern sanitaryware and green tapware. Across the hallway, Mandarin Stone Pebble Green Porcelain terrazzo floor tiles and full-height plywood cabinetry provide practicality in the utility, where you'll find a washer-dryer.

Continue into the spot-lit kitchen. Flooded in sunshine by an electric skylight, a bespoke oriel window with a cosy plywood seat and Crittall-style French doors in black aluminium, it's a wonderful place for relaxing and entertaining around a central breakfast island bar brightened by sleek pendants above. Custom-made by a local carpenter, the ash plywood cabinetry, shelving, and cupboards with reeded glass fronts, and accent panelling combine with the muted pink Little Greene Masquerade Light walls, allowing the bespoke terrazzo worksurfaces – including a waterfall edge to the island

and an arched upstand installed by Diespeker London – to really pop.

Full-height soft-green cupboards along one wall and modern champagne colour cork flooring from Bricoflor add a natural finish to the kitchen and the relaxed dining area overlooking the garden, where an in-built bench with matching plywood drawers offers even more practical storage. Vertical designer radiators and a brushed-brass sink and shower tap from ABI Interiors complete the design. Integrated appliances include an all-black oven and microwave-oven, an induction hob with a built-in extractor on the island, a Smeg dishwasher, and a full fridge and freezer.

The two-tone décor seen in the hallway continues on the landing, where the architraves are painted to match the bannisters, and the engineered herringbone flooring flows into the bedrooms. To your left, white beehive and multi-coloured terrazzo tiles by Italian brand Quintessenza Ceramiche give the family bathroom a classic, clean feel. These chime with the matt black fixtures and fittings, including to the wall-mounted basin and a walk-in rainfall shower with an arched glass screen, handheld attachment,

towel rail, and toiletry niche. A wall-mounted toilet and a white heated towel rail radiator complete the suite, while a reeded window allows in natural light.

The primary double bedroom on this floor lies at the front, where a bay window with a bespoke built-in seat and storage maximises the light and space. The walls have been painted in calming Fired Earth Hansel and Gretel that complements the brass globe reading lights from Made.com. You'll also find a fitted Swedish ladder wall gym in natural wood with gymnastic rings for quick callisthenics sessions or play.

Featuring fitted double wardrobes, the smaller front bedroom is styled as a dressing room and would work equally well as a nursery with striking stripes to the walls and ceiling. The space can be reconfigured back to a bedroom by removing the wardrobes, allowing room for a bed.

Overlooking the garden through a casement window with a roller blind, the second double bedroom on this floor also features a colourful palette of two-tone walls painted in Lick Paint Green 08 with Farrow & Ball Dimity, and a contrasting



blue ceiling in Farrow & Ball Cook's Blue, fitted with a multi-way globe light. The scheme is tied together by acoustic slat panelling and an in-built desk with arched shelving.

Back on the landing, a matching staircase lit by a skylight rises to the loft conversion – a private retreat lined with parquet flooring and painted in Little Greene Masquerade Light, Pickleson Paint Filthy Terracota, and Farrow & Ball Pointing. Bespoke slide-and-fold black aluminium doors reveal a glass balcony, where you can enjoy serene views over the southeast-facing garden. There's also a large storage room that houses the boiler and water tank.

Lit by a central pendant, recessed spots, and Velux windows, this hideaway is finished with a luxurious alcove, where satin brass lights from Made.com (to match the wall-mounted tapware/shower fittings) frame a surprise double-ended bathtub.

The Pebble Green terrazzo floor tiles from Mandarin Stone, pink fluted wall tiling from Topps Tiles, and brass fittings repeat in the spot-lit en suite shower room. Here, you'll discover a large walk-

“Bespoke slide-and-fold aluminium doors reveal a glass balcony, where you can enjoy serene views over the southeast-facing garden.”

in rainfall shower with a grooved base, reeded glass screen, and towel rail beneath the skylight. A concrete peach countertop basin on the stylish mounted vanity unit and a back-to-wall toilet fit seamlessly into the design.

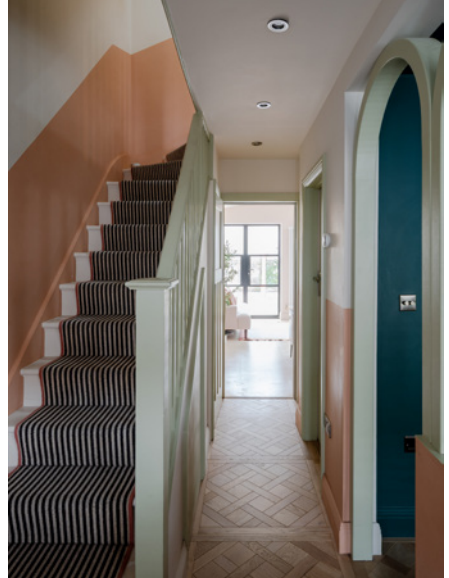
OUTSIDE – LAZY DAYS

Open the Crittall-style French doors in the kitchen to step into the private, southeast-facing garden, which captures the sun from morning to evening. Framed by neutrally painted horizontal slatted fencing with exterior lighting, it's a lowmaintenance contemporary courtyard that's ideal for relaxed al fresco dining and barbeques. Pale paving forms a central terrace, with a strip of deep-pile artificial grass to the right that hosts sculptural curved wooden loungers. A timber pergola and a backdrop of old brick and climbing greenery soften the modern lines.













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The floor plan

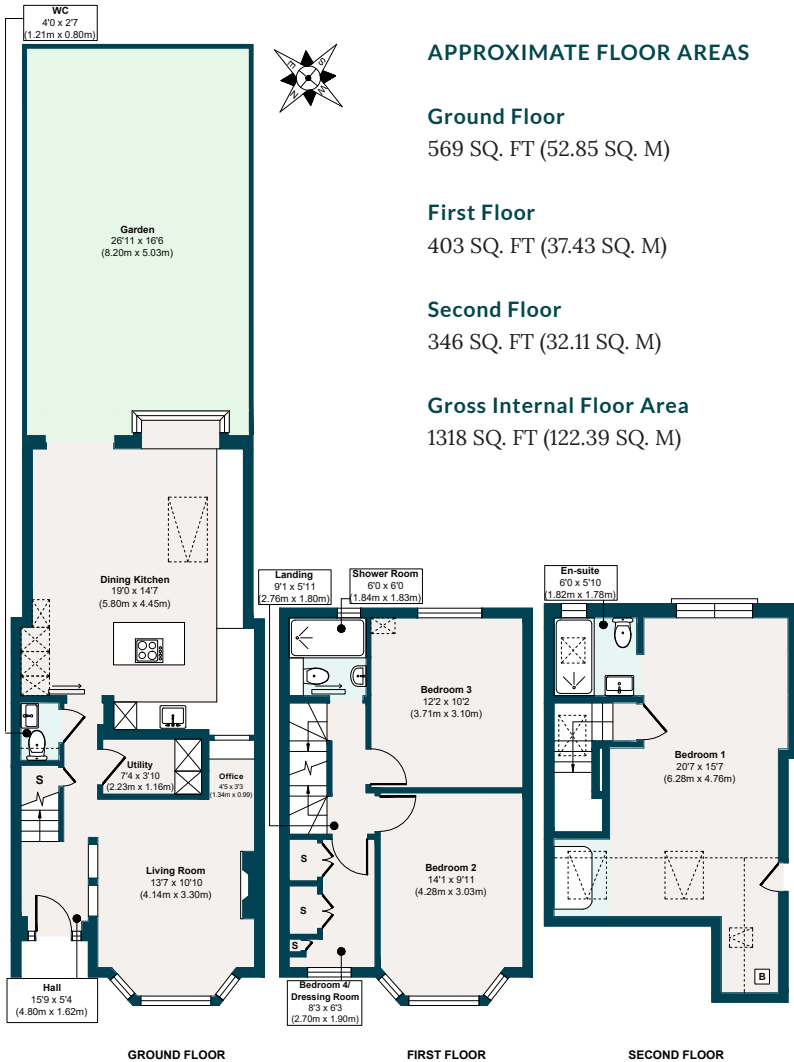


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood

GETTING AROUND

St Mary's Road is around a seven-minute walk from Leyton Tube on the Central line. Alternatively, hop on the Overground at Leyton Midland Road (18 minutes) or Leytonstone High Road (22 minutes). For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

IN THE NEIGHBOURHOOD

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street, offering a wonderful collection of delis, coffee spots, and independent shops. Try Filly Brook for small plates and cocktails, Yardarm for bread and wine, Marmelo for delicious dining, Pause for yoga, and Phlox for books. There's a vibrant local community with several excellent pubs, including the Leyton Engineer and the Heathcote & Star, as well as Gravity Well Brewing and cocktail bars such as Chop Shop Tavern and Leyton Calling.

Also recommended are CP Home Kitchen for Asian-style home cooking, Tamping Grounds, Peaky Blenders, Tun Cafe and Unity Cafe for coffee, Bread & Oregano for Greek gyros, Zaxx for great Korean bibimbap, Homies on Donkeys for delicious tacos, Figo or Bocca Bocca for quintessential Italian, Burnt Smokehouse for smoked meats, and Deeney's for amazing haggis toasties.

A short stroll to both Leyton County Cricket Ground and Coronation Gardens Park, you're also perfectly placed to enjoy the green spaces of Olympic Park, Hackney Wick, and Wanstead Flats.



Francis Road, E10

SCHOOLS

There is a range of good nurseries, schools, and academies nearby, with Newport Primary, rated 'Outstanding' by Ofsted, just seven minutes down the road; Norlington School & Sixth Form 15 minutes away, and Kids Aloud Day Care Nursery ('Good') only a minute on foot.

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A note from the owners

“I love everything about my home. It’s cosy, stylish, comfortable, colourful, and we have made so many memories here. The oriel window is the perfect suntrap and quiet place for reading, while the office nook is light-drenched from the kitchen. The loft suite is so spacious with unusually high ceilings. All the neighbours are so lovely too, and we have a street WhatsApp group.”



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