

Napier Road, Leytonstone E11





The details

- ◆ Four-bedroom Victorian house
- ◆ Two bathrooms & one WC
- ◆ Additional home office
- ◆ 23-foot landscaped garden
- ◆ Modern dining kitchen
- ◆ Bespoke storage & blinds
- ◆ Walkable to Tube & Elizabeth line
- ◆ Easy access to Wanstead Park/Flats

Set on a quiet, friendly residential street in a low-traffic neighbourhood, this warm and welcoming four-bedroom Victorian home is just a few minutes from Leytonstone High Road and close to great transport links, good schools and green spaces.

Lovingly renovated over the last ten years, the home's ground floor has been configured to make the most of the natural light, while the loft has been converted, creating two double bedrooms and a luxurious shower room. All of the internal doors have been replaced, the

windows have been renewed or widened both front and back, bespoke storage has been added, and a fire sprinkler system has been fitted. The house has been decorated throughout in a simple yet bold palette of ocean and travel-inspired shades, including blues, grey, terracotta and soft white.

On arrival, you're met by a London Stock brick and rendered frontage, punctuated by new white-framed sash windows and a bay, shielded from the street by a brick wall with a metal gate. A pretty period-style patterned tiled path then leads past

“The windows have been renewed or widened both front and back, and bespoke storage has been added throughout.”

a paved front garden, to the blue-painted front door with a glass panelled detail and transom.

INSIDE – LIGHT & SPACE

On entering, a wonderful sightline runs all the way through the house to the garden at the rear. High ceilings, white walls and rich-toned oak engineered flooring begin in the hallway and flow into the open-plan reception on your right.

Filled with south-facing light from a front-facing bay with bespoke Venetian blinds and curtains and a tall rear-facing casement, this lovely dual-aspect space features a decorative period-style fireplace, a bespoke TV cabinet, and a bank of fabulous bespoke storage under the stairs.

Continue through to the kitchen, where the oak flooring segues to grey floor tiles, complementing the white glossy handleless cabinetry with dark grey

“A wonderful sightline runs all the way through the house to the garden at the rear.”

granite worktops. Pretty blue-and-white patchwork splashback tiling adds character, while a sink with a chrome mixer tap sits below a pair of enlarged side-facing windows, drinking in plenty of light.

Integrated appliances include a Neff oven, a gas hob with an overhead extractor, and a recently fitted dishwasher. A freestanding Samsung fridge-freezer and an Indesit washing machine are also included in the sale.

The extended family room to the rear is further bathed in sunshine from a large two-metre-long overhead skylight, and a pair of white timber French doors that open to the garden. With a blue painted feature wall, it's the perfect spot for a dining table, seating or play area.

To one side, a door opens to a handy WC with monochrome geometric floor tiles, a close-coupled loo and a wall-hung sink with a chrome tap.

Head upstairs via a staircase with an attractive white-painted bannister and spindles to the first floor, where the neutral stair carpet continues into the bedrooms. The restful, stony-neutral

walls of the sunny front-facing primary are warmed by light from a pair of large sashes with bespoke Venetian blinds. There's also plenty of room to add freestanding or bespoke storage.

Beyond, the second double bedroom looks out onto the garden through a tall casement window with a bespoke blackout roller blind. Towards the centre of the plan, the additional home office faces the side return courtyard and includes bespoke shelving.

You'll find the family bathroom to the rear, where a wide shower bath with a frameless glass screen and a rainfall shower sits beneath a garden-facing window. Stylish star-patterned floor tiles and pale grey wall tiling form the backdrop to a close-coupled loo, a chrome towel rail radiator and a sink with a chrome tap, and a vanity.

A further staircase leads to the second, light-filled loft floor with a large overhead skylight. The two double bedrooms here are carpeted to match the others, with the front featuring a pair of Velux windows with both internal blinds and external sunshades; shelving and a bank of bespoke wardrobes; and access

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to additional storage in the eaves. At the rear, the spacious and cool fourth bedroom enjoys leafy rooftop views through a window fitted with a bespoke orange roller blind.

Between the two, you'll find a luxe shower room, similarly tiled to downstairs, with a luxurious walk-in shower, a basin with a black storage vanity and mirrored cabinet, a chrome heated towel rail radiator, and a loo.

OUTSIDE – PEACE & PRIVACY

Step outside into the 23-foot garden, which is bathed in afternoon sunshine year-round, with the sun hitting from around 10am in the summer. With brick walls and a slate-style paved seating area, it's framed by charcoal-grey raised planters filled with mature foliage and includes a useful pale-blue-painted storage shed.











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The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor

543 SQ. FT (50.40 SQ. M)

First Floor

432 SQ. FT (40.10 SQ. M)

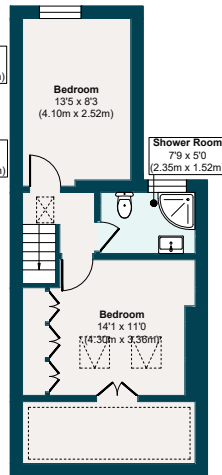
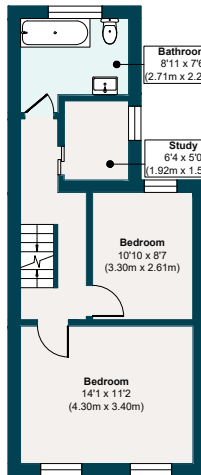
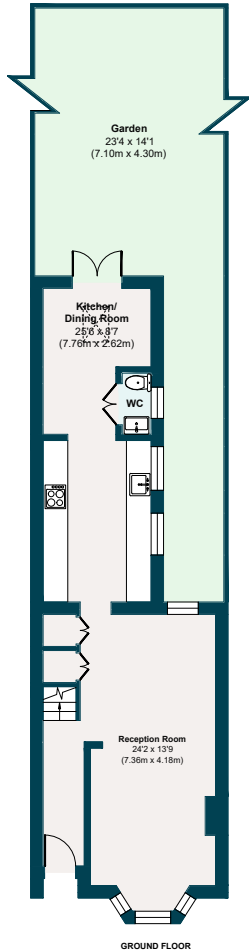
Second Floor

353 SQ. FT (32.80 SQ. M)

Gross Internal Floor Area

1328 SQ. FT (123.3 SQ. M)

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



The neighbourhood

GETTING AROUND

Leyton Underground for the Central line is just a short walk away, with the Elizabeth line available in the other direction at Maryland rail station – reachable by foot in 19 and 22 minutes respectively – or the 257 bus, which stops round the corner on the High Road (under 5 minutes' walk).

From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too.

Leytonstone High Road (Overground) is also nearby (12 minutes). Stratford International is also a short bus ride away, from where the high-speed Javelin train takes you to St Pancras International in seven minutes.

IN THE NEIGHBOURHOOD

Napier Road is part of a quiet pocket of Victorian streets between the lower end of High Road, Leytonstone and fantastic Wanstead Flats – a walking, jogging and

mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond to explore the forest trails, or head to Langthorne Park (nine minutes' stroll) for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a four-minute walk is the lovely Leytonstone Tavern (a favourite of the current owners – check out the amazing burgers and roasts). The owners also recommend Calamity Tank and The Cider House, while Tamping Grounds for coffee, Kotch for pizza, and The Rookwood Village pub, with its stylish interior, deck, and electronic darts, are also close by. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including the Wild Goose Bakery for custard tarts.

Local sellers often recommend Le Regret for tasty morning coffee and pastries or

Wanstead Flats



wine in the evening; Joyau for chic dinner or wine in the sun; Earl's in the skatepark for legendary sandwiches; Homies on Donkeys (for 'the best tacos in London'), and Pretty Decent Brewery taproom.

The High Road is only a few minutes' walk away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca or Yard Sale. Other local favourites include Sunday roasts at the Holly Tree pub, after-

work drinks at Mammoth taproom, the Leytonstone arts trail, and Cann Hall Park, with its coffee shop, play areas and skatepark.

SCHOOLS

The popular Jenny Hammond Primary School is just five minutes on foot and rated 'Good' by Ofsted. Davies Lane Primary School is a short walk away (15 minutes) and is rated 'Outstanding'. You'll also find Buxton School within an eight-minute stroll and a few nurseries nearby.

A note from the owners

“We’ve loved this house so much that we stayed five years longer than planned. The local area is wonderfully welcoming, with kind neighbours, and the street is a quiet bubble of calm, with easy access to all the city has to offer. Our family has grown in this house, and it is always filled with light.”



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