

Rhodesia Road, Leytonstone E11





The details

- ◆ Four-bedroom Edwardian house
- ◆ Set over three floors
- ◆ Two bathrooms & WC
- ◆ Separate living room
- ◆ Spacious kitchen with bifold doors
- ◆ Southwest-facing garden
- ◆ Short walk to Francis Road
- ◆ Near Tube & Overground services

Only a few minutes' walk from artsy Francis Road, this fully extended four-bedroom Edwardian home offers space for families to relax and entertain in style. Inside, a fusion of high ceilings, bay windows, and a wide hallway grants a sense of light and flow, while the beautiful kitchen, with its skylights and bifold doors, seamlessly blends with the southwest-facing garden.

In recent years, the house has benefited from numerous improvements beyond the loft and rear extensions (with new wiring, sockets, and switches), including a replaced central heating system (2017),

new rear fire doors and windows, and a new kitchen in 2018.

INSIDE – EDWARDIAN CHARM MEETS MODERN FLAIR

The house lies on a peaceful tree-lined street, with a grey-painted frontage featuring a full-height, gabled square bay window and a glass-framed recessed entrance. Set behind a low brick wall, the greenery-trimmed sandstone patio and Victorian chequered-tiled path lead through a traditional navy-painted front door into a wide hallway laid with monochromatic patterned floor tiles to

“Sunshine streams through two large Velux skylights and three-metre bifold doors, encouraging you into the garden beyond.”

complement the neutral walls.

The tiles flow into a convenient WC tucked beneath the stairs, finished with a white herringbone splashback to the slimline vanity basin unit and a modern toilet. You'll also find a meter cupboard with space for a tumble dryer and hidden shoe storage built into the stairs.

Just off the hall, a living room with a dramatic square-bay window fitted with lower wooden louvred shutters creates a welcoming reception space backdropped by coved walls, painted a warm peach, and wood-effect laminate flooring.

At the back of the house, you'll discover a huge, spot-lit extension with the same flooring. Pass through a dining area painted in a calming green shade into the light-flooded kitchen, where

“The family bathroom combines grey format floor tiles with glossy grey metro splashbacks to the lower walls for a chic, contemporary feel.”

sunshine streams through two large Velux skylights and three-metre bifold doors, encouraging you into the garden beyond.

Fitted by the local ADMO Kitchens, the cooking and entertaining space is anchored by a central island bar beneath linear drop lights, set with a sink (with pull-out tap).

Glossy cream and anthracite grey cabinetry with integrated handles is paired with marble-effect quartz worktops and a white herringbone-tiled splashback to bring a classic, elegant atmosphere to mealtimes and parties.

Integrated appliances include double ovens, a gas hob, and a concealed dishwasher beneath the island. There's also a recess for an American-style fridge-freezer and space for a washing machine.

Return to the hall, taking a staircase with white painted spindles to the first floor. The cream carpet runs up the stairs and across the landing into all three bedrooms.

Straight ahead, the family bathroom combines grey format floor tiles with glossy grey metro splashbacks to the

lower walls for a chic, contemporary feel. Warmed by a chrome heated towel rail and brightened by a rear privacy window, it's large enough for a double walk-in shower with a glass screen, a double-ended panelled bath, and modern sanitaryware. Recessed shelving provides useful storage for towels and toiletries.

Next door, the rear bedroom is a lovely, south-facing double painted with soft cream walls with a cheerful rainbow feature, while a huge sash window frames the garden. At the front of the house, there's a nursery or office with louvred shutters, which repeat in the adjoining spacious double. Fitted with a row of built-in wardrobes, it's bathed in lovely light from the huge square bay.

Back on the landing, a matching carpeted staircase rises to the top-floor loft suite, which is brightened by a trio of Velux skylights. Here, a cosy grey carpet and warm-toned walls decorate the primary bedroom, where French doors open onto a Juliet balcony.

There's plenty of built-in storage and wardrobes, and access to an en suite finished with Grohe and Saneux fixtures and warmed by a matt-black heated

“Beyond the wide bifold kitchen doors, the southwest-facing garden creates an inviting sun trap with a distinct Mediterranean courtyard feel for al fresco meals and barbecues.”

towel rail. Painted in peach, it's lined with stylish tiles, giving the double-ended bath, recessed double rainfall shower, wall-hung loo, and a wooden vanity with a countertop basin a luxury finish.

OUTSIDE – MEDITERRANEAN VIBES

Beyond the wide bifold kitchen doors, the southwest-facing garden creates an inviting sun trap with a distinct Mediterranean courtyard feel for al fresco meals and barbecues. It begins with a large deck that's level with the kitchen before meeting a sandstone terrace framed by raised rendered planters, evergreen shrubs, and high slat fencing for privacy. The garden also enjoys some shade from neighbouring trees and comes with a useful shed in the corner for extra storage.







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The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor

646 SQ. FT (60.07 SQ. M)

First Floor

493 SQ. FT (45.82 SQ. M)

Second Floor

432 SQ. FT (40.16 SQ. M)

Gross Internal Floor Area

1571 SQ. FT / 146.05 SQ. M

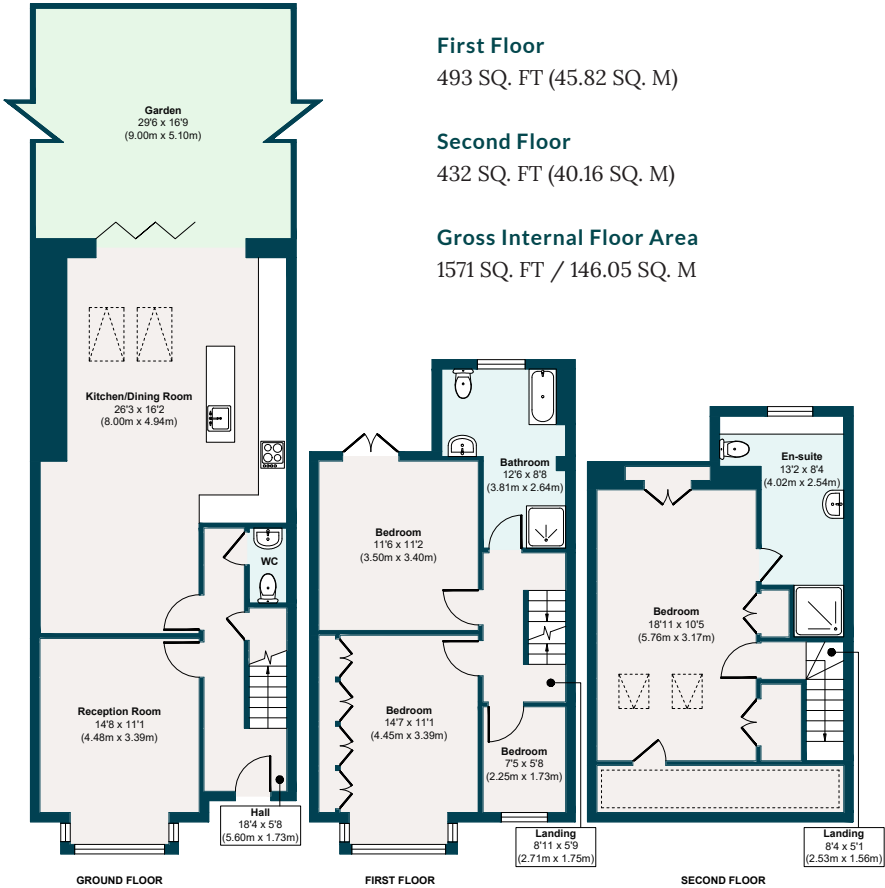


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



Francis Road, E10

GETTING AROUND

With numerous local transport options, including several bus routes that stop on Grove Green Road, the property is exceptionally well-connected. Equidistant between Leytonstone (12 minutes' walk) and Leyton (15 minutes) Tube stations and close to Leytonstone High Road Overground (11 minutes), you can make

short work of getting into Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead, and Stratford.

IN THE NEIGHBOURHOOD

Rhodesia Road is just a few minutes' walk from the wonderful village scene on Francis Road, with its collection of

independent shops, cafés, bars and delis, including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist. Events are regularly held on the road, from the recent 'Francis Road Lates' featuring food trucks, cocktails, and discos for the kids, to Halloween parties and Christmas carols.

Several great pubs – the Red Lion, The Northcote, Heathcote & Star and The Filly Brook – as well as High Road Leytonstone's pubs and cafés, are all within a short wander.

Local owners also particularly recommend breakfast, lunch and coffee at Unity Café; the excellent fish and chips (including gluten-free options) at Chris' Fish Bar; The Olive for Turkish food and flamenco nights; and the delicious fare at Mum Likes Thai Food. They also love the friendly vibe at Studio M reformer Pilates next to Leytonstone High Road station.

There are several local parks in the area, as well as good running routes that lead

to Hackney Marshes, Wanstead Flats, and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, both nearby. Also worth visiting are Brewster Road Park (adjacent to a community garden), Harrow Playing Fields, Jubilee Pond, Victoria Park, Hackney Bumps Skate Park and Sidmouth Park.

Alternatively, head to Stratford for retail therapy at Westfield and enjoy the wide-open spaces in Queen Elizabeth Olympic Park. The development around the park continues to evolve through the East Bank cultural district, bringing world-class cultural experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

SCHOOLS

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (an eight-minute walk, Ofsted-rated 'Outstanding') and Dawlish Primary (15 minutes), with the area particularly well-located for sought-after activities and groups for babies, children, and parents.

A note from the owners

“We’ve loved raising our two children here and creating a family home. There’s an abundance of outdoor options: Wanstead Flats, Olympic Park, Victoria Park, and Epping Forest, to name a few. Not to mention the independent shops, cafés and restaurants along Francis Road and Tilbury Road. The area has a wonderful community spirit with exceptional neighbours!”



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