

St. Mary's Road, Leyton E10





The details

- ◆ Four double bedroom Victorian house
- ◆ Architect-designed ground floor and loft extensions
- ◆ Two bathrooms & a WC
- ◆ Primary with walk-in wardrobe
- ◆ Bespoke kitchen and cabinetry
- ◆ New sashes & Nordan double glazed windows
- ◆ New boiler, smart heating & log-burning stove
- ◆ Underfloor heating & column-style radiators
- ◆ Oak herringbone & polished concrete floors
- ◆ 9 minutes to Leyton Tube

Just a stone's throw from the thriving Francis Road, and under ten minutes' walk to the Tube, this beautiful four double-bedroom Victorian home has been wonderfully updated with an impressive flow that harnesses the natural light spilling in from every angle.

In recent years, the whole house has been sensitively reconfigured, with an architect-designed ground floor and loft extension creating a clever, incredibly well-considered layout. Double-glazed

timber sash windows were replaced on the traditional parts of the property; and energy-efficient Nordan aluminium windows and doors were fitted to the newer areas. A full rewire was undertaken, with the addition of LED lighting and flush metal socket and switches. Wet underfloor heating was installed throughout the open plan-style ground floor, with column-style radiators fitted elsewhere. All pipework has been housed within a central 'service core' and a new Viessmann smart boiler was installed last year, with a Tado smart heating system and smart radiator valves allowing for control remotely.

Hugged by a new low brick wall, the house greets you with a London Stock exterior and white-painted lintels, sills and foliage-topped columns to the sashes

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“Elegant herringbone oak parquet flows throughout the ground floor.”

and bay. A bespoke black, white and pink tiled path by the London Mosaic Company leads past a Dijon limestone-paved front garden to the recessed front door. Painted in Farrow & Ball’s Railings, it features a transom and brass furniture, including a cheerful hare knocker.

INSIDE – DESIGNED FOR MODERN LIVING

Lovely herringbone oak parquet flows throughout the ground floor, adding warmth to the predominately white paintwork. Beginning in the hallway, it leads through a set of double doors with Parliament hinges, into the open-plan double reception on your right.

To the front, the living area has been colour-drenched in Hague Blue by Farrow & Ball, for a cocooning feel, brightened by tier-on-tier white louvred shutters to the bay window. The focal point fireplace - with black stone hearth and wood burning stove - is flanked by bespoke

joinery, including shelving, a log store and a media unit. The rear half of the room is currently used as a sunny playroom.

Continue through a widened arch to the stunning extended dining kitchen, where natural light pours in through a large Nordan window and door, and triple-split MaxLight sliding doors to the garden. Overhead, a pair of large skylights are fabulously enhanced by wooden ceiling beams.

Tactile, natural materials have been used throughout the property, and here, the polished Lazenby concrete floor and an exposed brick wall in the dining area (with bespoke timber banquette) are the perfect foil to Spruce veneer kitchen cabinetry. Custom-made by Robertson Carpentry, it includes a two-seater island, open shelving, plenty of pan drawers and an amazing larder cupboard with built-in wine rack and additional storage.

Polished white Touchstone Silestone worktops are complemented by a white tiled splashback and incorporate an inset sink with chrome tap; with further design-led details including black adjustable ceiling spots and a stylish concealed extractor over the Fisher &

Paykel range cooker. Other integrated appliances include a Samsung fridge-freezer and an AEG dishwasher. There is space and plumbing for a freestanding washing machine.

A sliding pocket door leads back into the hallway, where you'll find an understairs WC, with a concealed cistern loo, wall-hung sink and Love Decore Tropical Island wallpaper adding a playful touch to the dusky pink scheme.

Take the stairs, with oak risers and banister in Farrow & Ball's Railings, to

the first floor, where white-painted floorboards begin and run into both bedrooms. To the front, lit by a pair of timber sashes, the primary features dove grey walls, a black column-style radiator, an exposed brickwork chimney breast and a rendered fireplace with pretty leaf-patterned tiled hearth. As with every room, storage is integral to the design, and here you'll find a fantastic walk-in wardrobe to one side.

The second double, at the rear, shares a similar scheme, with a Lick blue-green feature wall and storage to one alcove.





Between the two, the family bathroom has a spa-like feel, with white walls and elegant East Hampton Marble herringbone floor tiles by Fired Earth, warmed by electric underfloor heating. There is a Zellige-style tiled bath with shower and a close-coupled loo; while brass-framed mirrors and globe wall lights sit above a bespoke timber-topped vanity with a pair of semi-inset basins and wall-mounted brass taps.

The stairs to the loft have been painted in Railings for continuity with downstairs, and lead to a landing with exposed brick wall, where a large lightbox brings natural light down into the heart of the home.

Solid 20mm birch ply flooring runs into both bedrooms on this floor, which are decorated with pops of colour by Lick. At the front, lit by a pair of Velux windows and a large Nordan rear window with treetop views, the third bedroom features a bank of bespoke fitted wardrobes and drawers picked out in dusky pink. The fourth bedroom, currently used as a peaceful study, has a large sliding Nordan window for a breezy, open feel in the summer.

A shower room is nestled between the two, with Serac Marble hexagon floor tiles, white elongated wall tiling and grey shiplap

panelling forming the backdrop to a wet room-style shower with chrome rainfall head, a pedestal basin and concealed cistern loo.

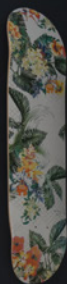
OUTSIDE – LANDSCAPED OASIS

South-east facing, the sociable 32-foot garden is bathed in sunshine for most of the day, moving across the Dijon limestone patio and grassy lawn towards a second, rear decked patio – with shed, pergola and bespoke bench seating – in time for drinks at sunset.

Mature planting in sleeper-edged beds includes an established silver birch tree (planted with care by the current owners when they first moved in), a honeysuckle climber, and sculptural foliage including pittosporum, Lady's Mantle, lavender and fatsia Japonica.

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The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor

647 SQ. FT (60.10 SQ. M)

First Floor

475 SQ. FT (44.10 SQ. M)

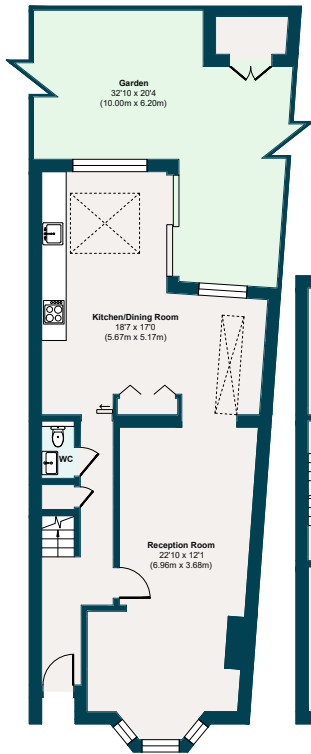
Second Floor

391 SQ. FT (36.30 SQ. M)

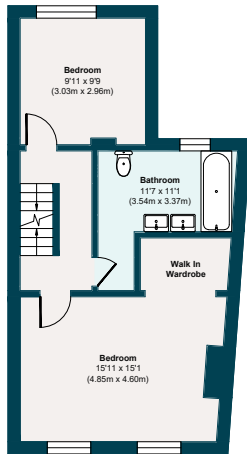
Gross Internal Floor Area

1513 SQ. FT (140.50 SQ. M)

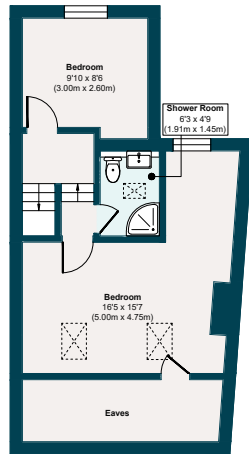
Illustration for identification purposes only,
measurements are approximate, not to scale.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The neighbourhood



Francis Road

GETTING AROUND

St Mary's Road is around a nine-minute walk from Leyton Tube on the Central line. Alternatively, hop on the Overground at Leyton Midland Road (17

minutes) or Leytonstone High Road (20 minutes). For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

IN THE NEIGHBOURHOOD

Francis Road is at the far end of the street, offering a wonderful collection of delis, coffee spots, and independent shops. Try Filly Brook for small plates and cocktails, Marmelo for delicious dining, Pause for yoga, Phlox for books and Yardarm for bread and wine (a favourite of the current owners, who also recommend the KERB food market on weekends).

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.

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A short stroll to both Leyton County Cricket Ground and Coronation Gardens Park (7 minutes), you're also perfectly placed to enjoy the green spaces of Olympic Park, Hackney Wick, and Wanstead Flats.

SCHOOLS

There is a range of good nurseries, schools, and academies nearby, with Newport Primary, rated 'Outstanding' by Ofsted, just five minutes down the road; Norlington School & Sixth Form is 11 minutes away, and Kids Aloud Day Care Nursery ('Good') only four minutes on foot.

A note from the owners

“We moved here eight years ago, and it’s been everything we could have hoped for as a family home. Our children have grown up here, made friends, and built memories that will stay with them forever. The street itself is something we’ve always loved, with a real sense of calm the moment you turn onto the road. But what has made it truly special is the neighbours. The kind of people you don’t just wave to in passing, but end up spending evenings with and knowing you’ll stay friends with long after you’ve moved on.”

“The location has been a genuine joy too. Parks, great coffee shops, and everything you need day-to-day are all within easy reach, without any of the noise or bustle. Inside, the kitchen has always been the heart of the house and the way the light moves through the rooms across the day gives the whole place a warmth that you feel rather than notice. And the garden has been wonderful. Generous enough for the children to have free rein, for lazy afternoons and proper get-togethers, and still with room to breathe. We’re sad to be leaving, but excited for whoever comes next to make it their own.”



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