

# Poppleton Road, Upper Leytonstone E11





## The details

- ◆ Two-bedroom ground-floor conversion flat
- ◆ Set within a Victorian house
- ◆ Spacious living room with period features
- ◆ Stylish bathroom & en suite shower room
- ◆ Bright & modern kitchen
- ◆ Recently replaced Vaillant boiler
- ◆ 62-foot southwest-facing garden
- ◆ Minutes from Hollow Pond

This light and spacious ground-floor flat sits in a peaceful cluster of residential streets, only a few minutes' walk from the wild greenery of Hollow Pond and within walking distance of local Tube and Overground services.

Inside, it enjoys a roomy layout and an easy flow between the beautiful living room at the front and the sunlit kitchen

at the back, where French doors open onto a charming southwest-facing garden expanding to 62-feet.

Over the last few years, the current owners have upgraded the flat, with renovated interior doors and handles and a new Howdens kitchen fitted in 2019. In 2023, a new Vaillant boiler was installed, while both bathrooms were refurbished in the last three years.

*“Double-height Victorian skirting boards meet exposed floorboards and a restored Victorian fireplace painted in black to offset the colourful tiled inserts.”*

Set behind a neat hedge border and a low timber fence with an iron gate screening the front patio, the property gives a handsome first impression. Red brickwork and white mouldings to the bay windows and recessed entrance epitomise the period character of Leytonstone. Victorian tiling frame a traditional front door finished with a bumble bee knocker, from here, a private front door opens to your flat.

### **INSIDE – CONTEMPORARY MEETS PERIOD CHARM**

In the hallway, timeless mid-grey wall tones pair with exposed floorboards that run to the back of the flat. Open the stripped-wood door to reveal an expansive living room flooded with sunshine through a broad canted bay window fitted with wooden louvred shutters on the lower windows for

*“White quartz installed by a specialist provider tops the dark grey Shaker-style cabinetry wrapping around a spacious dining area for a stylish finish.”*

additional privacy. Double-height Victorian skirting boards meet exposed floorboards and a restored Victorian fireplace painted in black to offset the colourful tiled inserts, while a dado rail separates the ‘Goose Down’ and ‘Warm Pewter’ paintwork to create a warm, sophisticated aesthetic that chimes with the home’s period heritage.

Return to the hallway, passing a useful storage cupboard leading to the basement (there’s a space for coats and shoes further along) to find the bedrooms. The largest, painted in Farrow and Ball-Breakfast Room Green, that pops against the white coving and soft grey carpet, enjoys a lovely view of the garden through a double-height awning window. Further brightened by an internal transom and a central pendant, it’s also got plenty of built-in wardrobes for ample storage and room for a dressing table.

Beyond, pastel pink walls soften the patterned floor tiles and the glossy forest green retro-tiled splashback to the basin and rainfall shower enclosure in the spot-lit en suite. The lofty ceiling and side window grant more space and light, while a tall chrome heated towel rail and in-built cupboards complete the set-up.

Lit by ceiling spots, the second bedroom has sky-themed décor and cloud-shaped shelves, complemented by a soft grey carpet and a grey roller blind to the window. Currently set up as a nursery, it could also be a guest room or home office and features a handy built-in cupboard.

Near the back of the flat, you'll discover a luxurious bathroom. Here, pale pink walls and half-height glossy navy blue metro tiles with the white-and-pink Belmont hexagon art deco floor tiles. Brass fittings and MADE lighting adorn the space, from the heated rail radiator, traditional-style loo and a square vanity basin unit to a freestanding double-ended bath with floor-standing taps and shower attachment.

Continue into the spot-lit kitchen, which is sun-drenched by a skylight to the high, sloped ceiling, French doors, and a big window overlooking the garden. White quartz installed by a specialist provider tops the dark grey Shaker-style cabinetry wrapping around a spacious dining area for a stylish finish enhanced by brass cup handles and tapware to a double butler sink. The white-and-grey colour scheme is also picked up by the patterned

*“Open the French doors in the kitchen and step out onto the raised, grey-painted deck to soak in the view across the sunny, southwest-facing garden.”*

tiles underfoot and the metro tiled splashbacks. Integrated appliances include a Cuisinemaster range cooker, a wine fridge, a dishwasher, and a Hotpoint washer-dryer.

#### **OUTSIDE – COTTAGE GARDEN LIVING**

Open the French doors in the kitchen and step out onto the raised, grey-painted deck to soak in the view across the sunny, southwest-facing garden. Steps lead down to a patio seating area, while beyond, stepping stones cross a grassy lawn with a pond to an extensive Indian stone terrace with a brick barbecue, and a timber shed. There is plenty of space here to relax and entertain, surrounded by raised beds and borders filled with established cottage-garden plants, such as olive and fig trees, ‘Annabelle’ hydrangea, and salvias, all backdropped by bamboo fencing.











EELEVEN



EELEVEN



EELEVEN















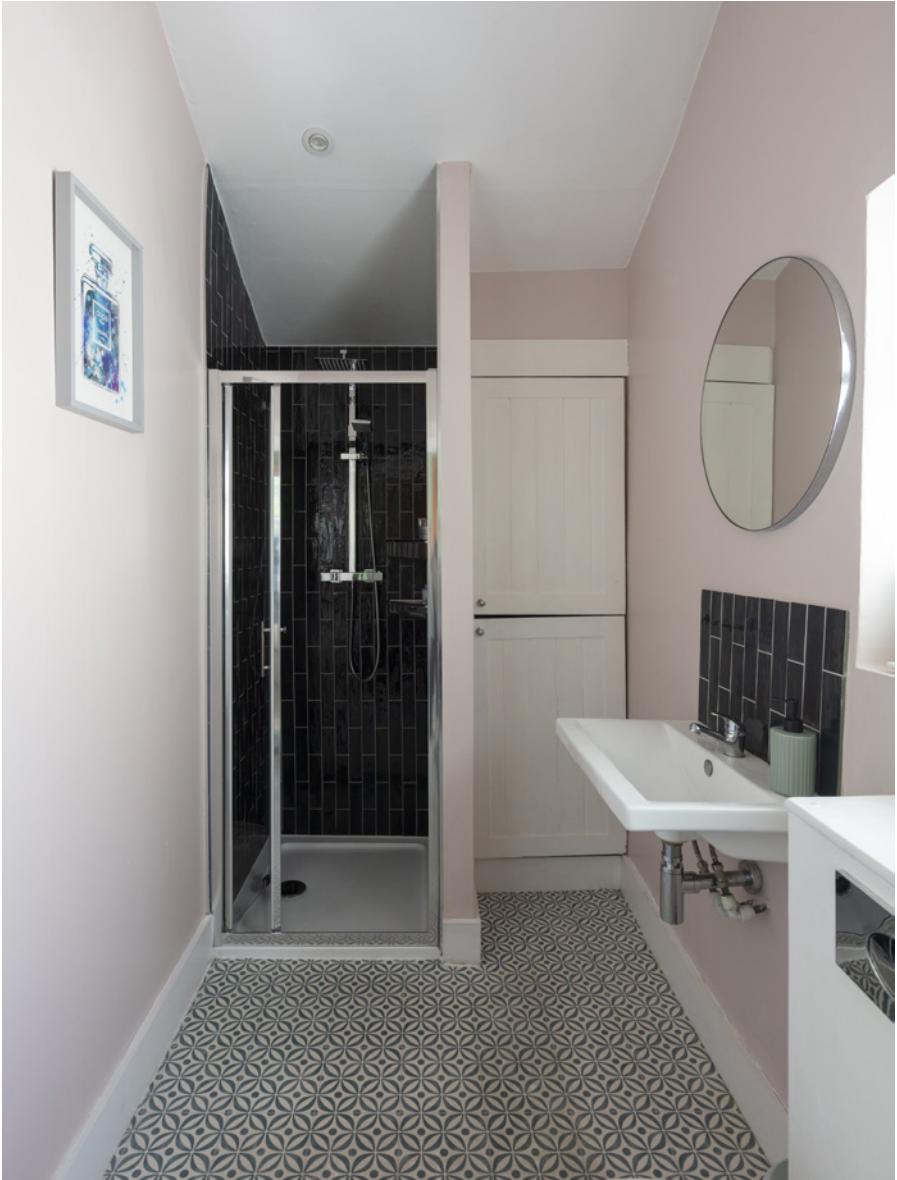






EELEVEN





EELEVEN













EELEVEN

# The floor plan

## APPROXIMATE FLOOR AREAS

### Basement

112 SQ. FT (10.30 SQ. M)

### Ground Floor

932 SQ. FT (86.50 SQ. M)

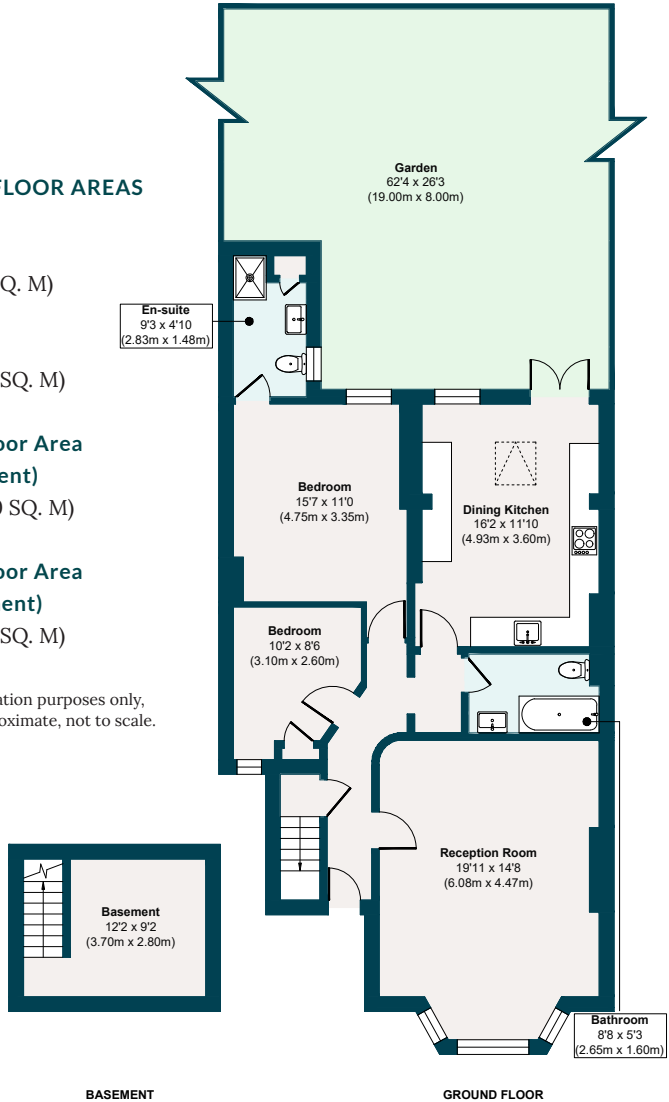
### Gross Internal Floor Area (Including Basement)

1044 SQ. FT (96.80 SQ. M)

### Gross Internal Floor Area (Excluding Basement)

932 SQ. FT (86.50 SQ. M)

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



# The neighbourhood

Hollow Pond, E11



## GETTING AROUND

Poppleton Road occupies a convenient spot in Upper Leytonstone, about a 15-minute walk from Leytonstone Underground (Central line – 24 hours

at weekends) and around 20 minutes from Leyton Midland Road station. Alternatively, hop onto the A12 and head down to Stratford to shop and enjoy sporting events and concerts at the

London Stadium. From there, you can continue to Canary Wharf or take the A11 into the heart of the city.

### **IN THE NEIGHBOURHOOD**

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more.

Our local sellers often recommend Out of the Woods or Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks; Homies On Donkeys for Mexican fare; Yardarm for wine; and Bocca Bocca for delicious pizza; as well as Gail's Bakery, The Ginger Pig and Harvey's greengrocers in nearby Wanstead.

Other local favourites include Nirvana Brewery and Decanteur for drinks, Burnt Smokehouse, the bar and restaurant at the Sir Alfred Hitchcock Hotel, San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based exercise classes, the friendly local newsagents for essentials, Primrose

*“Our local sellers often recommend Out of the Woods or Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks.”*

Florists for flowers and plants, and Noted Eel and Pie House.

Some fantastic open green spaces within walking distance include Hollow Pond (seven minutes) and Henry Reynolds Gardens (15 minutes), with Wanstead Flats and Park beyond.

### **SCHOOLS**

Barclay Primary School (rated 'Outstanding' by Ofsted) is a 12-minute walk away. You can also reach 'Good' schools such as Gwyn Jones Primary in just seven minutes, Leyton Sixth Form in 15 minutes, or Leytonstone School in just two. Noah's Ark Community Preschool is also only moments down the road.

## A note from the owners

*“We love the size and scale of the living room, along with the natural light and view from the main bedroom, and hosting many a gathering of friends and family in the garden. Hollow Ponds and Epping Forest are on our doorstep, along with great places to eat and drink.”*



EELEVEN

Design-conscious estate agency.

[eeleven.co.uk](http://eeleven.co.uk) | 020 8539 9544