

Kingswood Road, Upper Leytonstone E11





The details

- ◆ Four-double-bedroom Victorian house
- ◆ Two modern bathrooms & WC
- ◆ New aluminium-framed windows
- ◆ 40-foot professionally landscaped garden
- ◆ Open-plan full-width kitchen extension
- ◆ Private driveway for off-street parking
- ◆ Utility and separate storage cellar
- ◆ Close to green spaces & Tube

Incredibly spacious, full of light, and with a joyful, friendly vibe, this gem of a house gets top marks for location, too. Set in sought-after Upper Leytonstone, just minutes from Underground services (and walkable to the Overground), it's close to local shops, Hollow Pond, and the surrounding expanse of parkland.

The property has a fabulous amount to offer both inside and out, with private parking, a professionally landscaped garden, a large open-plan kitchen extension, three recently fitted bathrooms, four double bedrooms and an additional utility and cellar.

Modern touches include raw-metal column-style radiators, a heating system

controlled by Tado smart thermostats, and stylish dark aluminium-framed windows (installed throughout just last year). Elevated period details include impressive high coved ceilings and beautiful fireplaces.

From the street, you're welcomed by a pretty restored London Stock and red brick frontage, with white-painted stone lintels and sills contrasting nicely with the anthracite-framed bay windows.

The driveway, suitable for private off-street parking, is paved with attractive brick setts and includes an electric vehicle charging point, a secure metal bike shed, a rainwater-harvesting water butt, and a border with mature lavender bushes. Anthracite to match the windows, the part-glazed four-panelled front door features

“Laid with brick setts, the driveway is suitable for private off-street parking and includes an electric vehicle charging point.”

polished chrome furniture and a transom.

INSIDE – SPACE & FLOW

An inner porch with a glazed door and transom opens to a wide hallway, where the high ceilings feature intricate coving and corbels. The white walls are punctuated by black dado and skirtings, setting the tone for several monochrome accents seen throughout.

To your right, grey-painted floorboards lead through a panelled door, which opens to reveal the elegant dual-aspect living room. White paintwork is paired with an Art Deco-style palm green wallpapered feature wall and meets a ceiling with coving and reinstated roses. Giving an open-plan feel, the room basks in the sunshine flooding

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through a large bay window with patterned frosted privacy panes.

Two impressive cast-iron fireplaces with patterned period surrounds and patchwork-tiled hearths take centre stage, flanked by bespoke shelves and cabinets. A pair of vertical radiators (one charcoal and one with a raw metal finish) also keeps things toasty.

A grey fretwork bannister with a playful geometric design leads you down to the lower ground floor and the stunning full-width kitchen extension. The heart of the home, the fantastic kitchen has been extended to the side and rear, creating a bright and spacious open-plan area with separate zones for cooking, dining and relaxing.

Rich-toned Moso bamboo flooring, warmed by underfloor heating, has been laid throughout for a cosy feel, while exposed steel beams and a wall of exposed brick add further character. A bespoke triple-glazed skylight floods the space with natural light, along with an aluminium-framed picture window and Kloeber UberSlide slimline black aluminium sliding doors, which open to the garden. As a delightful touch, one of the exposed beams has been fitted with

bespoke hooks, either for a hammock or for a swing – intentionally positioned to allow movement back and forth between indoors and out.

With a nod to the house's monochrome palette, black-and-white glossy soft-close handleless cabinetry by DIY Kitchens pairs with a brightly coloured geometric-patterned splashback. It is topped with bespoke dark Dekton worktops (all fitted in 2019). The island comfortably seats four and features a triple-inset sink with a brushed-nickel pull-out swivel-spout mixer tap. Appliances include a stainless-steel dual-fuel Rangemaster cooker with a Fisher & Paykel hood, an integrated Bosch microwave and dishwasher, a Miele steam oven, and a Samsung American-style fridge-freezer with a Soda Stream tap.

High-level I3a power sockets have been fitted for speakers and a Wi-Fi repeater (suitable for a Sonos system), while some of the other sockets include USB charging points. Meticulously planned lighting includes glass island pendants, bulkhead lights and adjustable spots over the dining area, and LED under-cabinet lighting for complete versatility.

The kitchen can also be accessed from

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the hallway, and beside this side entrance, further steps lead to a useful utility, with a grey-tiled floor and daylight ceiling LED panels. There's space and plumbing for a washing machine and tumble dryer, alongside a handy stainless-steel sink and drainer, plus ample storage space.

You'll also find a WC, where concrete-look floor tiling and monochrome geometric wall tiles form the backdrop to a loo and a corner basin with a white vanity. Beyond, the 16x14 foot-long cellar includes shelving, racking for camping equipment, and a workbench. The Worcester Bosch combi boiler is also housed here.

Take a short flight of stairs – with white-painted spindles and black bannister – to a landing and the first of four bedrooms. Currently used as a gorgeous home office and carpeted in grey, the walls here have been painted a deep olive green, echoing the garden views seen through a tall bay

“A bespoke triple-glazed skylight floods the space with natural light.”

window fitted with grey Roman blinds. A leafy mural continues the natural theme. You'll also find a cast-iron fireplace with tiling similar to those downstairs, alongside a tall raw-metal radiator.

The adjacent bathroom has terracotta walls, adding a pop of contrasting colour to the black floor tiles and white wall tiling with a patchwork border. A bath with a shower and a folding glass screen sits beneath a frosted window. There's also a back-to-wall basin and an Ideal Standard Concept Air Master toilet.

Further stairs lead to the first floor. White-painted floorboards run underfoot here, while overhead, a hatch opens to the loft – partially boarded for storage. The loft provides a potential opportunity for conversion, subject to the usual planning permissions and constraints.

Spanning the full width of the front of the house, the primary bedroom is a restful,

sunny space, featuring white walls and a coved ceiling with an elegant rose, perfect for a showstopping pendant. Both the bay and single window are fitted with walnut-toned Venetian blinds. At the same time, a grey looped carpet, a vertical raw-metal radiator, and a rendered fireplace with a floating oak mantle – repurposed from an original beam removed during the side return renovation, add to the considered feel.

There are further thoughtful touches in the third double bedroom beyond, which looks out to the garden through a tall aluminium-framed window. With white walls and a grey twist carpet, there's also a cast-iron fireplace similar to the others, with patterned period tiling.

The fourth double bedroom at the rear of the house is equally as pretty, with white paintwork and Bright Tropical Plants mural wallpaper by Uwalls, lit by a window with garden views. Accessed through a door with reeded glazing, the room is carpeted in grey. It includes another period fireplace, a modern white radiator and an incredibly useful fold-up Murphy bed concealed behind glossy white doors.

You'll also find the family bathroom on this

floor, featuring cheerful ochre paintwork, Verona Crafted monochrome décor wall tiles and black hexagonal floor tiling. It's equipped with a Whirlpool Japanese-style deep jacuzzi bath with a folding glass screen, a Grohe Euphoria 260 showerhead, and Grohe Grohtherm Smart Controls. An Ideal Standard Concept Air Master toilet and a bespoke black granite-topped vanity with a bowl sink and chrome tap complete the suite. Tucked in the corner is a handy integrated cupboard with a mirrored door, while the curvy Terma Aire black heated towel rail is both stylish and practical.

OUTSIDE – COLOUR AND JOY

The sun hits the 40-foot garden first thing in the morning, returning for the afternoon and into the evening. Landscaped in 2021, the focal point is a unique colourful modern geometric mural, hand-painted by muralist and street artist Ansley Randall. Spanning slatted fencing, a shed to the rear, and extending into the latter portion of the kitchen, it gives the whole space a really special, joyful feel, even in the winter months.

Level with the kitchen doors, a patio paved with Bradstone natural sandstone provides a spot to entertain or relax, before stepping down to further paving with a central brick-

edged planter and flower border.

Local garden designer Tara Fabbri devised the leafy planting scheme, which includes peonies, calla lilies, pittosporum, mallow, and both white and red grapevines, with plentiful fruit suitable for making wine or juice. A 'family' dwarf apple tree amazingly produces five varieties of apple. You'll also discover edible wild garlic that grows in the centre of the plan (ideal for homemade pesto), a raised planter with herbs including rosemary and sage near the kitchen, and strawberries and thornless blackberries.

To the rear, the shed has an option for electrics (cabled in, but not yet connected); a water butt has been connected to the guttering, to help keep everything hydrated; and an upcycled butler sink has been repurposed as a charming mini frog pond.

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The floor plan

APPROXIMATE FLOOR AREAS

Lower Ground Floor

786 SQ. FT
(73.09 SQ. M)

Ground Floor

668 SQ. FT
(62.07 SQ. M)

First Floor

651 SQ. FT
(60.55 SQ. M)

Gross Internal Floor Area

2105 SQ. FT
(195.71 SQ. M)



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

The neighbourhood



Hollow Pond

GETTING AROUND

Kingswood Road occupies a convenient spot in Upper Leytonstone, just five minutes' 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 several of the current sellers' favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more. They also suggest a trip to the International Market and a friendly local fruit bowl stand for fresh fruit and veg, plus TFC supermarket for delicious olives, hummus and authentic feta.

Local sellers often also 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 Florists for flowers and plants,

and Noted Eel and Pie House.

Some fantastic open green spaces within walking distance include Hollow Pond (16 minutes on foot) and Henry Reynolds Gardens (11 minutes), with Wanstead Flats and Park beyond.

SCHOOLS

Barclay Primary School (rated 'Outstanding' by Ofsted) is a 16-minute walk away. You can also reach 'Good' schools such as Gwyn Jones Primary in just six minutes, Leyton Sixth Form in 15 minutes, or Leytonstone School in ten. Noah's Ark Community Preschool is also only minutes down the road.



A note from the owners

“This is such a warm, welcoming family house, perfect for hosting or entertaining. We love the flow and open-plan layout, which means the family can spread out to focus on their own activities, yet still be together for chit-chat. We particularly like the kitchen because we can chat with our kids at the breakfast bar while we’re prepping meals or doing dishes, and the space is large enough to extend the table and seat up to 14 people.”

“The area also has an incredibly friendly vibe, with a yearly jumble trail that brings all the neighbours out. And the proximity to Leytonstone Tube station is brilliant – you can go from a hectic, jam-packed train to a relaxing home and a sigh of relief in just minutes.”



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