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## Ash Road, Maryland E15

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- ◆ Victorian house
- ◆ Three double bedrooms
- ◆ Two bathrooms & WC
- ◆ Study/nursery
- ◆ Open plan living/dining room
- ◆ Recently replaced kitchen with breakfast bar
- ◆ Luxury family bathroom
- ◆ Thoughtfully upgraded throughout
- ◆ Private, southwest-facing garden
- ◆ Minutes from Elizabeth line services

Set on a peaceful residential street just a short walk from the Elizabeth line at Maryland Station and the Olympic Park, Ash Road is a beautifully finished Victorian home with three bedrooms, two bathrooms, a home office, and a sunny south-west facing garden.

The house centres around an open-plan living and dining room that flows into the Wren kitchen, fitted in 2021, for easy family living, while the striking family bathroom has been designed to offer a slice of Bali in East London. A versatile loft conversion adds further space, and the landscaped garden, with its mix of colour, greenery

and clever seating, provides a private retreat for entertaining.

Over the last few years, the current owners have invested in a series of thoughtful upgrades. The flat roof was renewed in summer 2024, along with improved drainage at the front of the property. Additionally, the two windows in the main bedroom were replaced in December 2024, and all interior doors were repainted and finished with elegant beading in August 2021.

The interiors reflect a bold, playful spirit inspired by Justina Blakeney's celebrated Jungalow style, where vibrant colours and lush planting create a home full of life and character. To achieve this, the owners collaborated with interior design firm My Bespoke Room, ensuring a professional finish throughout.

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Additionally, a completely new family bathroom was installed in November 2024, featuring a waterproof membrane behind the shower walls and beneath the flooring for enhanced durability and insulation. Eco-conscious features have also been added, including a full-house water softener that not only benefits skin and hair but also improves appliance efficiency and reduces the need for harsh cleaning products.

#### **STEP INSIDE — LIGHT-FILLED LIVING WITH PERIOD CHARM**

The house presents a cheerful welcome from the street, its white-painted brick exterior contrasted by a warm yellow front door in Little Greene's 'Mister David' and smart shutters framing the lower window. Exterior lighting highlights the frontage

after dark, while a block-paved patio sets the scene for pots and planting. To one side, a contemporary bike shed from the Brighton Bike Company, installed in 2024 and topped with a living green roof, adds a stylish and practical touch.

Beyond the front door, with its numbered transom and feature window, the tiled flooring by the entrance gives way to a practical wood-effect finish and Little Greene's timeless 'Slaked Lime' walls, which continue into the living and dining room to your left. A row of coat hooks offers everyday convenience, and the carpeted staircase, with its white-painted spindles, rises to the first floor.

The living and dining room stretches to the front of the house, where a large window dressed with a Roman blind fills the space with light, along with dimmer-controlled lighting. Period details, including coving and a decorative ceiling rose framing the central pendant, nod to the home's heritage. Thoughtful storage has been built in, with a cupboard beneath the stairs

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and metal-framed wooden shelving for practicality and style. From here, an open walkthrough flows directly into the kitchen.

Beautifully refitted with a sleek Wren design, the kitchen pairs white cabinetry with gold handles and warm wooden worktops. A bold blue beehive-tiled splashback adds character and colour, complementing the navy-painted walls. A central island provides not only a sociable breakfast bar but also clever storage for cookbooks and wine bottles beneath its wooden top, while pendant lights cast a soft glow over mealtimes.

Practical touches include an integrated Bosch oven, a Spider gas hob with extractor hood, and a butler sink with a gold mixer tap, alongside space for a fridge-freezer, dishwasher and washing machine. The Valliant boiler is also neatly integrated. Light streams in through a rear window above the sink, a rooflight overhead, and part-glazed double doors that open directly to the garden, brightening this wonderful family space. Tiled flooring and

ceiling spots complete the look, and you'll find a convenient two-piece WC just off to one side.

From the staircase, the split-level landing opens onto the first floor, laid with a hardwearing cream carpet and painted in Little Greene's soft 'Slaked Lime' for a calm, neutral backdrop.

At the front of the house, the primary bedroom spans the width of the property, a generous double finished with a cream carpet for a cosy feel. A striking cloud mural from Graham & Brown creates a feature wall behind the bed, with blackout curtains chosen to coordinate, softening the pair of large front windows. Lighting is flexible with a central pendant and dimmer settings. Along one wall, IKEA Pax wardrobes with upgraded doors and

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handles maximise storage and can remain, as they suit the room's proportions.

The rear bedroom is a double, but currently arranged as a charming nursery. A soft cream carpet underfoot complements the serene sky-blue ceiling and a door painted in rainbow stripes by Lick and Coat. The walls have been freshly repainted and feature removable vinyl stickers, which can easily be removed with a hairdryer to reveal a neutral pink-white finish. A garden-facing window is fitted with a blackout blind, ensuring restful sleep, and built-in shelves and cupboards from DIY Alcoves (2024) maintain the room's tidy appearance.

The family bathroom blends contemporary style with a touch of tropical charm,

evoking a slice of Bali or Sri Lanka. Hoxton pink gloss Mandarin Stone tiles are laid in a herringbone pattern on the walls, complemented by green herringbone tiles in the walk-in rainfall shower, while striking black-and-white patterned floor tiles by Your Tiles complete the design.

A luxurious walk-in rainfall shower with a gold frame and handheld attachment accommodates even the tallest of users, while the bath also features a convenient handheld shower for a relaxing soak. Drench sanitaryware includes a new wall-mounted vanity basin unit and a back-to-wall toilet with a black flush plate. There's also a useful storage cabinet. Gold tapware and fixtures, along with a gold towel rail radiator, add warmth and elegance to the space.

On the second floor, you're met by a generous spot-lit double bedroom, beautifully finished with a cream carpet and a rich palette of Little Greene 'Mid Azure Green' and Osborne & Little jungle wallpaper. Dual-aspect windows, including a Velux with fitted blackout blind, bring

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natural light while maintaining privacy when needed. Bespoke shelves crafted from reclaimed ship wood, along with practical eaves storage, enhance functionality. The green velvet bed, selected to complement the room's colour scheme perfectly, could also be included to maintain the design.

Next door, the study offers a light-filled and peaceful workspace, ideal for remote working or quiet reading. Bespoke shelves crafted from reclaimed ship wood add character and storage, while the elevated position affords distant views over Canary Wharf and the Olympic Park. You'll also find an additional bathroom, fully tiled from wall to floor and lit by a Velux window, which contains a corner shower, a vanity basin unit, and a close-coupled toilet.

## OUTDOORS — A SECRET GARDEN SANCTUARY

The southwest-facing rear garden has been designed as a private 'secret garden' retreat, blending seasonal colours with clever landscaping. A stone patio with bespoke bench seating sits directly outside the

kitchen doors, creating a natural extension of the entertaining space. Beyond, a low-maintenance lawn is enclosed by walls and bespoke fencing (2022).

Planting has been chosen to ensure colour and texture throughout the year. Spring bulbs give way to summer blooms, including roses, lilies and hydrangeas, while a Virginia creeper provides a fiery autumn display. Climbing clematis, honeysuckle and jasmine lend greenery and fragrance, supported by ferns and hostas that thrive in shaded spots. A hot-pink shed (Tiger Sheds, 2021) offers useful storage while injecting personality into the scheme. With sunlight from morning until evening in the summer, the garden is perfectly oriented for dining, play, and relaxation alike.

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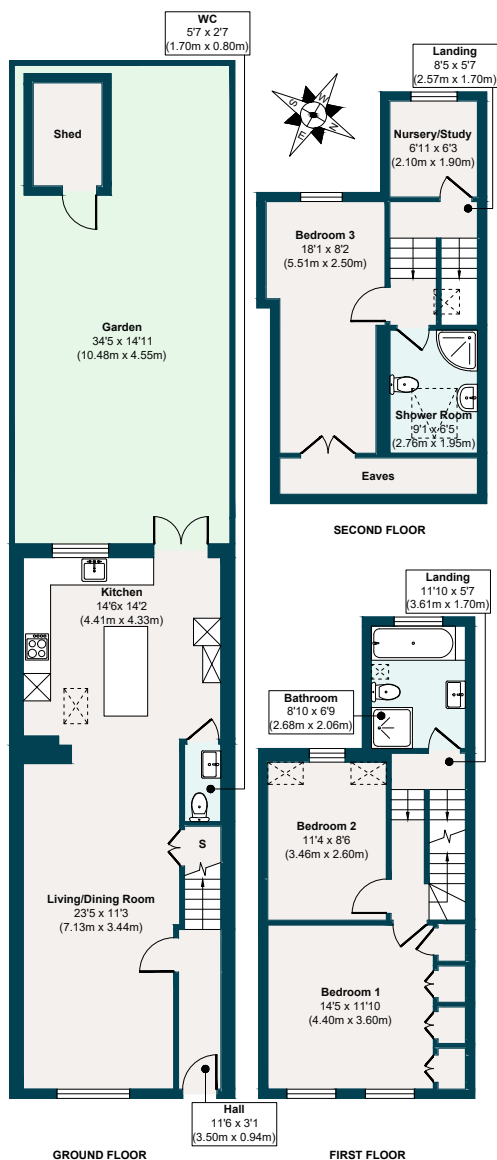








# Ash Road, Maryland E15



## APPROXIMATE FLOOR AREAS

**Ground Floor**  
542 SQ. FT  
(50.40 SQ. M)

**First Floor**  
399 SQ. FT  
(37.14 SQ. M)

**Second Floor**  
309 SQ. FT  
(28.72 SQ. M)

**Gross Internal Floor Area**  
1250 SQ. FT  
116.26 SQ. M

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

## The neighbourhood



### GETTING AROUND

The house is a six-minute walk to Maryland Station, which runs frequent Elizabeth line services westbound to Paddington and Heathrow Terminal 5 and eastbound to Shenfield. Trains also run to London

Liverpool Street within 9 minutes and Tottenham Court Road in 14 minutes.

### IN THE NEIGHBOURHOOD

Lying within walking distance of Stratford, Hackney Wick, Leyton, Leytonstone and



Forest Gate, Ash Road combines the highlights of East London living with easy access to various green spaces, allowing residents to enjoy a sociable and active lifestyle without leaving the neighbourhood.

The Queen Elizabeth Olympic Park sports complex is under a mile away. It offers everything from swimming, running, cycling, and tennis opportunities to live sports and entertainment events at the Olympic venues, not to mention the plethora of eateries, cafés, street vendors and shopping at Westfield. Within walking distance, you can explore the vast expanse of open fields and woodlands at Wanstead Flats as well as the Corporation of London's Grade II listed, London in Bloom and Green Flag award-winning West Ham Park.

Our local sellers particularly recommend 'Signorelli' café; The Stratford Hotel Brasserie for family get-togethers (and working remotely from the fireside lobby bar); The Gantry, E20 for catching up with friends over coffee; and 'Change Please' at Timber Lodge, a not-for-profit coffee social enterprise that is surrounded by award-winning playgrounds. The exciting East Bank area also continues to impress,

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with a diverse programme of events and the new V&A East and Sadler's Wells East.

Some of the fantastic restaurants and bars on your doorstep include Kotch!, serving stone-baked Neapolitan pizza, and the Cart and Horses public house, known as the home of Iron Maiden's 1976 debut. There are more options, such as Greek, Thai, Indian, and Chinese restaurants peppered along Leytonstone Road. Also worth a mention are the Wild Goose Bakery in Forest Gate, The Can Club and The Holly Tree Pub.

## SCHOOLS

Earlham Primary School and Colegrave Primary School, both Ofsted-rated 'Outstanding', are within a ten-minute walk, and several 'Outstanding' nurseries and well-rated high schools are also in the area. The current owners also recommend Dragonfly Nursery, which is just a six-minute walk away.

## A note from the owners

*“We’ve absolutely loved raising our young family here. This house is a joy to entertain in and host, whether on the open-plan ground floor or in the sunny, flower-filled garden.*

*Maryland is such a diverse and vibrant community to be part of. The walking routes of Epping Forest are about a 30-minute drive, and we enjoy going for long walks as the seasons change. Going for a run from the house and doing two laps of West Ham Park is exactly 5K, which is very handy! There’s also a playground at the end of the road that is a personal favourite of our oldest child.”*



## Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

### MORTGAGES

**Contact:** Oliver Dulson  
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### SOLICITORS

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