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## Cavendish Drive, Leytonstone E11

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- ◆ Four-bedroom 1930s end of terrace
- ◆ Two bathrooms (one ensuite)
- ◆ 40-foot south-west facing garden
- ◆ Garage
- ◆ New stylish ply and Fenix kitchen
- ◆ New central heating system
- ◆ New windows and doors
- ◆ Plenty of bespoke storage
- ◆ Restored original features
- ◆ Sustainably insulated throughout
- ◆ Walkable to Tube, Overground & Francis Road

Stylish, light-filled and beautifully renovated, this four-bedroom house has bags of character. There's something to surprise or delight at every turn. The location is ideal too. It's walkable to both Underground and Overground services and has easy access to green spaces, Leytonstone High Road and the village scene on Francis Road.

The current owners have renovated the house with real care and attention, investing time, thought and budget to create a home that flows beautifully, brings daily joy and feels like a calm sanctuary in the heart of London. With four bedrooms, a garage and scope to extend further, it already offers

both space and style while still leaving exciting potential for the future.

Over the last couple of years, the house was taken back to brick, with exterior walls thermally insulated with CorkSol cork spray, and all ceilings replaced and replastered. A complete rewire was undertaken (adding brushed chrome switches and sockets), while a new boiler and central heating system with a Tado smart thermostat was installed. A Mechanical Ventilation with Heat Recovery (MVHR) ventilation system was installed to two bedrooms for comfort. New high-spec UPVC flush-fit windows, internal fire-rated veneered oak doors, and a modern front door with secure locking system were also fitted. Wherever possible, sustainable and reclaimed materials were used, while original 1930s-1970s features (such as fabulous ceiling tiles and floorboards) were painstakingly restored.

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*“The feeling of space begins the moment you walk in the front door, with the broken-plan layout maximising light and flow and offering up a view right through to the garden at the rear.”*

Tucked away on a quiet, tree-lined street, this house welcomes you with an attractive restored brick and rendered 1930s facade. It sits behind a contemporary cedar-slatted and corten steel bin storage unit that's topped by a stylish planter. Paving leads to new anthracite part-glazed hinged garage doors while the sage green front door sits beside a glass-block feature window.

#### **STEP INSIDE – BEAUTIFULLY CURATED DETAILS AT EVERY TURN**

The feeling of space begins the moment you walk in the front door, with the broken-plan layout maximising light and flow and offering a view right through to the garden at the rear. Colour-drenched in pale pink, with a Nordic-

style smoked glass pendant and practical grey floor tiles, the hallway leads through to the living room on your right.

Warm and bright and lit by a box bay (fitted with bespoke Venetian blinds) that captures the morning sun, there's plenty to love here. The showstopper is the ceiling, with its ornate, restored original 1970s ceiling tiles. Cream paintwork and herringbone oak-effect LVT flooring provide the backdrop to a bespoke teak media wall with an inset cassette electric fire – a modern update cleverly echoing the original panelling seen in homes of the era. Other features include travertine-style tiling, a grey vertical column-style radiator and an internal window through to the kitchen.

Returning to the hallway, the grey floor tiles flow past a bank of bespoke understairs storage into the sunny open-plan dining kitchen. Fitted in 2023 with grey cabinetry, brushed chrome handles, bespoke birch ply elements and solid green Fenix worktops, every inch has been meticulously considered.

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Lit by both a wide glazed door to the garden and a casement window with custom roller blind, the kitchen's design detailing includes a cork splashback and reeded glass wall cupboards and a 'secret' niche cupboard accessed via a sliding picture frame. Further bespoke cabinetry includes a sociable L-shaped banquette with a black upholstered seat and hidden storage, and a fantastic cork-lined larder and breakfast cupboard with internal ply drawers and work surface.

There is an undermounted sink with steel mixer tap fitted with a water filter and inbuilt soap dispenser beneath the internal window, while integrated appliances include a Neff oven and microwave, a tall fridge freezer and separate undercounter fridge (Beko and Neff), a Hotpoint dishwasher and washing machine.

Take the blue-grey painted stairs –with their matching baton-style banisters and new grey-mix ribbed carpet – to the first floor, where all three bedrooms feature period-style solid oak doors and sanded and restored original floorboards.

To the front, the primary bedroom has a calm vibe, with tactile neutral lime plaster to the walls, ceiling, and full-height bespoke double wardrobe. A custom-built birch ply window seat – with storage and upholstered cushion – makes the perfect spot to enjoy the morning sunshine that streams in through the L-shaped bay window; while the matching bespoke double bed includes further integrated storage.

The second bedroom is a good-sized double, enjoying views out to the garden from a wide casement window with custom electric blackout blinds. Colour-blocked with a burnt orange ceiling and upper walls above dado height, this vibrant, welcoming

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space also includes MVHR, a flush-mounted Samsung television, and a modern radiator.

Beside the primary, you'll find the third bedroom, lit by a front-facing window with Venetian blinds to match those elsewhere. Currently used as a study, it also features MVHR for comfortable home working and would work equally well as a nursery. The stylish colour scheme here pairs ochre to the walls and ceiling with black panelling and a bespoke birch plywood desk with drawers and storage.

Cheerful and sunny, thanks to two garden-facing windows, the bathroom sits at the rear

of the house. The sympathetic retro scheme sees an amazing restored original pink bath and pedestal basin with traditional-style chrome tapware paired with mint green square glossy wall tiles laid with orange grout to complement the lemon walls. Modern touches include a white close-coupled loo and a spacious quadrant shower with frameless glass screen. A cork floor and birch ply airing cupboard (that also houses the new Vaillant ecoTECH boiler) echo the natural materials used elsewhere.

A second staircase leads to the dual aspect second floor loft suite. Completed in June 2025, the space was designed as a peaceful retreat, with warm white walls and luxe neutral ribbed carpet. It has Japandi-inspired bespoke walnut-toned cabinetry with half-moon handles, comprising a dressing table, drawers and full-height wardrobes. There's also additional storage in the eaves. Filled with light from a pair of Velux windows with integrated blinds to the front, and a window with electric blackout blinds, the room enjoys enviable views over

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the city, with the Shard and Gherkin both visible in the distance.

Drinking in the light from an overhead skylight, the ensuite bathroom shares a similar décor scheme, with 'Kitkat' finger wall tiles and terrazzo floor tiles warmed by underfloor heating. There is a high spec Japanese soaking tub with rainfall shower, a wooden vanity unit with stone countertop basin and wall-mounted chrome taps, and a close-coupled loo.

#### **OUTSIDE – SECULDED AND MEDITERRANEAN-INSPIRED**

Separate from the house and accessible from the front garden or the rear through a pair of glazed French doors, the secure garage is fully insulated, with OSB panelling to the walls and ceiling and a high spec 20 mm rubber floor. Currently used as a home gym, this useful and versatile space could also work as an office, teen hang-out, art or music studio, workshop or storage area.

The south-west-facing garden is enclosed with brick walls and timber fencing

and feels wonderfully private thanks to surrounding neighbouring shrubs and trees. Starting at the rear of the house, a covered terrace seating area with Tuscan red-painted rendered walls, navy mosaic wall tiles and geometric floor tiles has a brilliantly Mediterranean feel – the perfect spot for enjoying the last of the evening's rays – while the decked side return includes a storage shed with green roof and provides access to the garage.

Step down to a grassy lawn, bordered with paved paths and flowerbeds containing a variety of mature plants, including Wisteria, Acers, olive, bay and fig trees, inviting regular visitors such as squirrels, robins and parakeets. To the rear, a wide shingled seating area is ideal for entertaining or barbecues.

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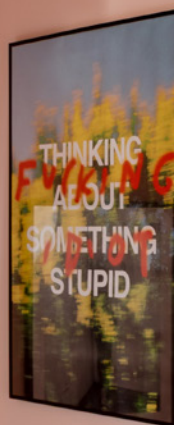


















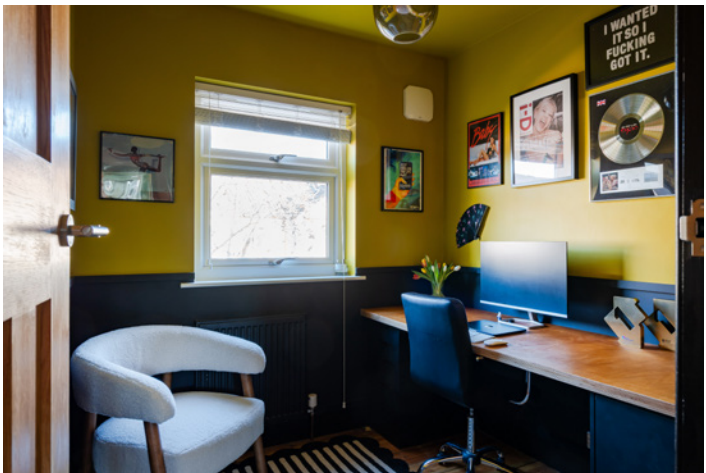


































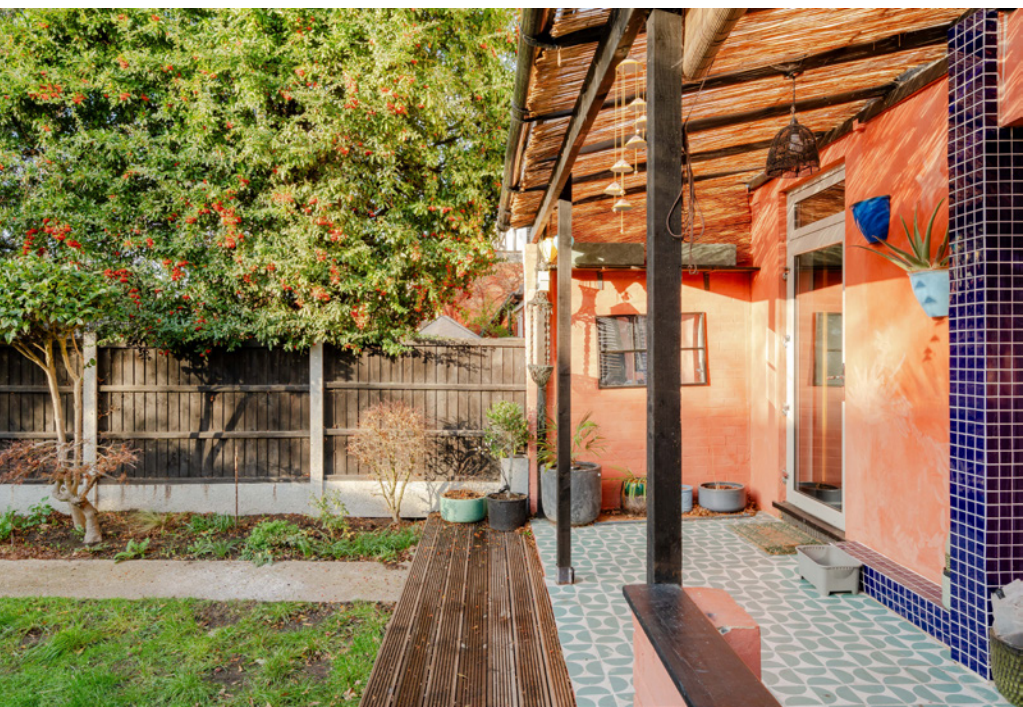




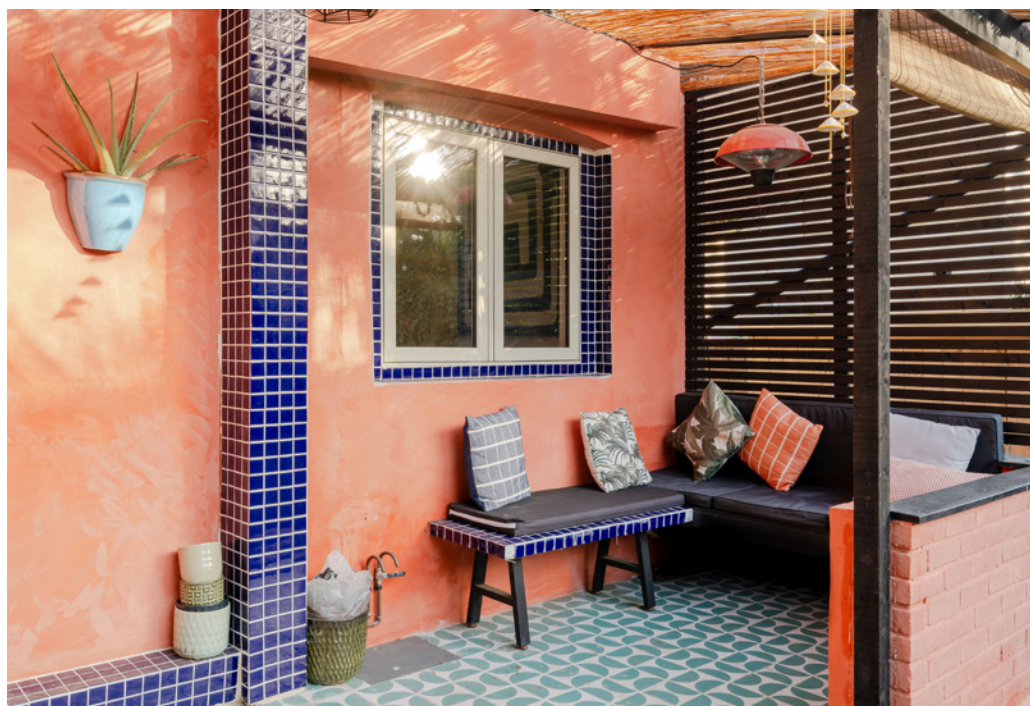


























# Cavendish Drive, Leytonstone E11

## APPROXIMATE FLOOR AREAS

### Garage

101 SQ. FT (9.39 SQ. M)

### Ground Floor

444 SQ. FT (41.30 SQ. M)

### First Floor

429 SQ. FT (39.92 SQ. M)

### Second Floor

287 SQ. FT (26.68 SQ. M)

### Gross Internal Floor

Area (Excluding Garage)

1160 SQ. FT (107.90 SQ. M)

### Gross Internal Floor

Area (Including Garage)

1261 SQ. FT (117.29 SQ. M)

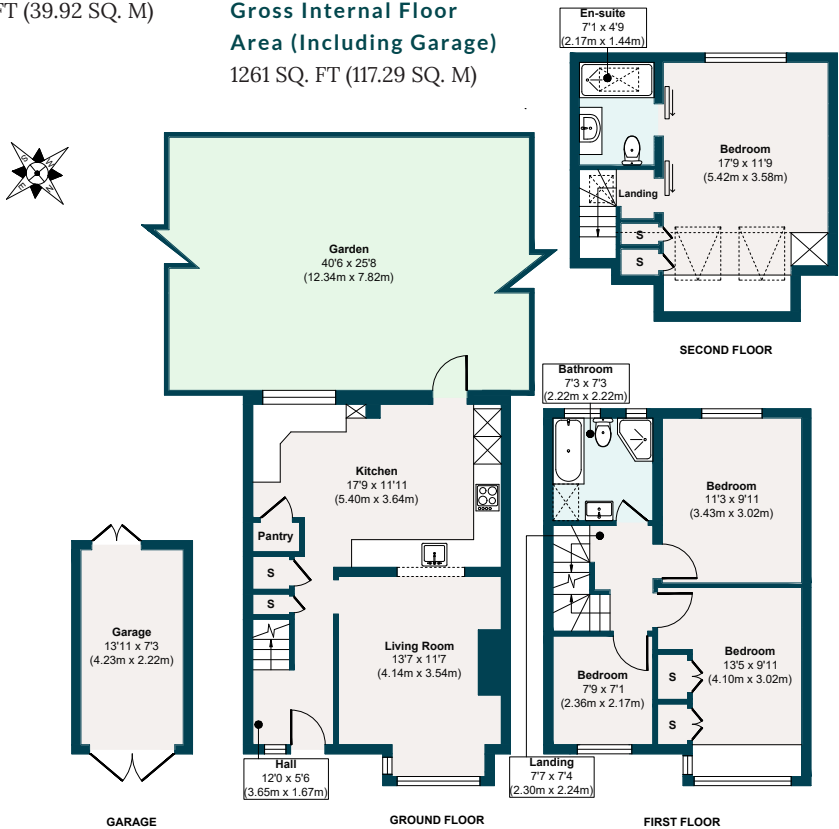


Illustration for identification purposes only, measurements are approximate, not to scale.

## The neighbourhood



### GETTING AROUND

Commuting is swift, with Leyton Midland Road Overground just eight minutes by foot and offering a handy connection to the Victoria Line at Blackhorse Road. Leytonstone tube is a 10-minute walk, from where the Central Line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster. A short bus ride will also take you to the

Olympic Park, Westfield Stratford and Walthamstow Village.

### IN THE NEIGHBOURHOOD

Just around the corner from two great neighbourhood watering holes – the Heathcote & Star pub (great for watching football, families and its beer garden) and Fillybrook craft beer hall, a favourite of the current owners, which regularly hosts top notch pop-up kitchens. Cavendish



Drive's location is equally suited for a wander into the bustle of High Road Leytonstone or down to the lovely Leyton Village on Francis Road.

Between the two, you'll find plenty to explore, including authentic Thai cooking at The North Star, locally brewed coffee at Perky Blenders, remarkable wines at Yardarm and excellent pastries at both Wild Goose Bakery and Albert & Francis. Or try some of our local sellers' favourite spots: Homies on Donkeys (Mexican); Mum Likes Thai Food; the Turkish café opposite Sainsbury's Local, for freshly made spinach and feta Gozleme; Unity Café; and The Birds. The current owners also particularly recommend Masala India

restaurant and Gravity Well Taproom.

Abbotts Park and the largest playground in Leyton is just a nine-minute stroll. Also within walking distance are Wanstead Flats (20 mins), the Olympic Park (just over 30 mins), and Hollow Pond (24 mins) from where Epping Forest offers a quick London escape to over 2,400 hectares of green open space and woodland.

### SCHOOLS

Local schools include the Ofsted-rated 'Good' Gwyn Jones Primary, Norlington School & 6th Form for Boys, and Connaught School for Girls – all less than 10 minutes by foot. Excel Kids day nursery is just three minutes away.



## A note from the owners

*“We wanted to keep the charm and quirkiness of this house and have used colour and styling to add joy. It’s excellent for parties and hosting! We also gave a lot of consideration to liveability – with lots of storage and multi-use spaces that make it feel both cosy and spacious.*

*“This is a lovely road, and once you’re in the property, it’s a total sanctuary, as it’s very private – like your own world. We particularly love sitting on the terrace late into the evening and enjoying the wildlife. It’s not overlooked and doesn’t feel like London, yet we have everything on our doorstep.”*



## 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.

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