

Claude Road, Leyton E10





The details

- ◆ Victorian house
- ◆ Five double bedrooms
- ◆ Two stylish bathrooms
- ◆ Ground floor WC
- ◆ 29-foot southeast-facing garden
- ◆ Restored period features
- ◆ Timber sashes and aluminium bifolds
- ◆ Cast-iron floorstanding radiators
- ◆ Designer paintwork and wallpapers
- ◆ Modern extended dining kitchen
- ◆ Close to Francis Road
- ◆ Nearby Underground & Overground

Filled with an incredible amount of natural light and beautifully finished throughout, this immaculate five-bedroom home – close to the popular Francis Road and walkable to Underground services – is brimming with character and fabulous detail.

It has been lovingly renovated from top to bottom. Traditional features have been

meticulously preserved, while the whole house has been updated with stylish touches including wide-plank wooden flooring, huge skylights, and a palette of Little Greene heritage paint shades.

Improvements undertaken over the last few years include reconfiguring the ground floor and extending the kitchen, adding a two-bedroom loft extension, and replacing all of the windows with timber sashes or anthracite aluminium frames. Full-width bifolds now provide a link with the sunny landscaped garden. A new boiler was fitted in 2025. And the home features attractive floorstanding cast-iron radiators in many rooms.

“A young wisteria climbs up the pretty, restored London Stock brick frontage.”

The home is set on a tree-lined residential street, with a young wisteria climbing the pretty, restored London Stock brick frontage – which is punctuated by white-painted stone sills and lintels to the new timber sashes and bay windows. A low brick wall with metal railings and gate shields the limestone-paved front garden and the traditional terracotta and black tiled path, which leads to a recessed porch. Painted in bright and welcoming teal, the front door features brass furniture, including a doctor's knocker, and has a gilded numbered transom.

INSIDE – LIGHT-FILLED DESIGN

One of the standout features is how careful thought has been given to maximising the light in every single room in the house. This begins in the airy hallway, where the white walls meet

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fabulous wide-plank oak flooring, laid on the diagonal –which flows throughout the ground floor. The corbels of the coved ceiling have been picked out in Little Greene Basalt, a blue-black shade. Additional touches include a cast-iron floorstanding radiator with oak wall shelf, and bespoke understairs storage. You'll also find a part-glazed door to a WC, with Hackney Empire wallpaper by House of Hackney creating a playful backdrop to a basin and traditional-style loo with timber seat.

To your left, a fantastic pair of bespoke Little Greene Basalt painted double Victorian-style glazed doors open to the spacious living room. The soft white walls drink in the light not only from the wide sash bay (fitted with full-height louvred shutters) but also from a wide aluminium-framed clerestory window linking to the hallway.

The coved ceiling features ceiling roses displaying a pair of opal glass globe and brass ring pendant lights. Three raw-metal floorstanding cast-iron radiators are both handsome and practical. The focal point of the room is the exposed brick chimney breast. Further warmth is provided by a cast-iron multi-fuel stove

(DEFRA approved) set within a surround featuring stunning birds and flowers patterned tiles and a black stone hearth.

An arch then leads through to the side return extension – which has an exposed brick wall, a wonderful sloped glass roof and anthracite-grey-painted visible steel beam – and the well-planned dining, kitchen and living space beyond.

With new doors fitted this year, the pale grey slab and timber cabinetry with brass nautical cleat handles has been paired with a honed quartz marble-look worktop from London Granite, contrasting nicely with the Little Greene Canton painted walls.

Integrated appliances include a fridge-freezer, NEFF dishwasher and washing machine. The wide, sociable peninsula seats three. It houses a black Kenwood outward-facing range cooker and is lit by a trio of ribbed opal glass pendants. The undermounted sink opposite is served by a chrome mixer tap. Further layered lighting includes three black metal Tom Dixon Beat pendants over the dining area.

Light floods in from all angles thanks to

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a side-facing window, a wide oversized skylight above the seating area, and full-width anthracite aluminium-framed bifold doors (that open onto the garden for an indoors-outdoors feel). This connection is further enhanced by a section of black limestone flooring with underfloor heating which matches the garden patio.

Take the staircase – with its Basalt painted banisters and grey wool loop runner – to the first floor, where sanded and restored original floorboards flow into several bedrooms.

Spanning the width of the front of the house, the primary bedroom features dado and picture rails on walls that have been drenched in dramatic Little Greene Mid Azure Green. They're brightened by a sash bay and single window, fitted

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with neutral fabric Roman blinds. A pair of bespoke full-height double wardrobes offer plenty of storage and frame a reclaimed period feature fireplace. Grey looped carpet runs underfoot. A ceiling rose with brass domed pendant and a modern radiator complete the room.

The second double bedroom lies beyond, with dusky pink walls and sanded floorboards. It's lit by a sash looking out to the side return courtyard, with a bespoke blue Roman blind and a modern radiator beneath.

The attention to detail continues in the luxurious family bathroom – accessed via a reclaimed door with reeded glass – where honed marble wall and floor tiles combine with teal half-height panelling and Lemur wallpaper by Holden Décor. A freestanding cast-iron slipper bath

with arsenic base and clawed feet adds a decadent touch. The traditional vibe is echoed by Burlington sanitaryware, including a basin with chrome stand and a close-coupled loo with timber seat. Light streams in through a wide sash with café-style louvred shutters. There is also a rainfall shower with a glass screen, and a hidden inbuilt storage cupboard housing the boiler.

Situated to the rear, the third double bedroom has been decorated with monochrome herringbone wallpaper and features sanded floorboards, fitted wardrobes with mirrored sliding doors and bespoke upper cabinets, and a Scandi-style pendant light. There's also a brilliant surprise – a tall glazed aluminium-framed door, which opens onto a walk-on glass roof spanning the kitchen extension.

A second staircase (with paintwork and runner to match the first), leads past Basalt painted and exposed brick walls to the loft, where Little Greene Pale French Grey paintwork keeps the space feeling calm. Incredibly bright, an oversized two-metre-long skylight pulls light down into the heart of the home, aided by a showstopping custom-made

walk-on glass panel on the landing.

The two bedrooms here are both good-sized doubles, fitted with pale grey looped carpet. To the front, the large dual-aspect bedroom draws in light from a pair of extra-large timber-framed Velux windows and a rear-facing sash with roller blind. Dramatic Little Greene Lamp Black walls enhance the bespoke integrated wardrobes and full-width eaves storage. Baton panelling creates a stylish headboard effect. There's also a little nook for a desk or dressing table.

The fifth, rear double bedroom is currently set up for a child, but would make an equally peaceful home office. Enjoying rooftop views through a sash with grey roller blind and a cast-iron radiator below, it's decorated in Little Greene Smalt blue, with a dinosaur mural and bespoke display shelving. It also features further storage to the eaves.

Between the two, the second bathroom pairs fun Lagoon fish wallpaper by Holden Décor with minty green wall tiles and pale grey tiles to the floor. Another large skylight sits directly above a walk-in rainfall shower with sliding screen.

You'll also find a corner basin and a high-level loo with timber seat.

OUTSIDE – SPACE TO RELAX

Extending 29 feet, the south-east facing garden is enclosed with charcoal-painted cedar fencing and basks in the sunshine from sunrise until early evening.

Via a reclaimed Leyton granite curb stone, follow the black limestone-paved side return courtyard and patio steps up to a grassy lawn. It's framed by bricks and sleeper-edged borders filled with lavender, rosemary, sedum, geraniums and a lovely established evening primrose climber. There's also a second, corner patio with L-shaped sleeper benches. A cedar-clad workshop with a covered slate seating area runs the full width at the rear. With electrics already in place, there is the potential to convert the workshop to a home office, gym or studio in the future.

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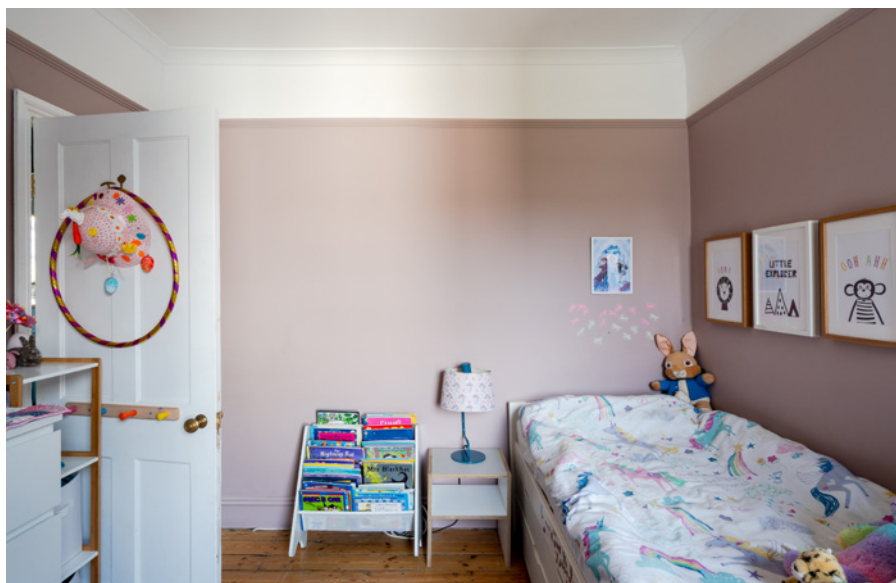








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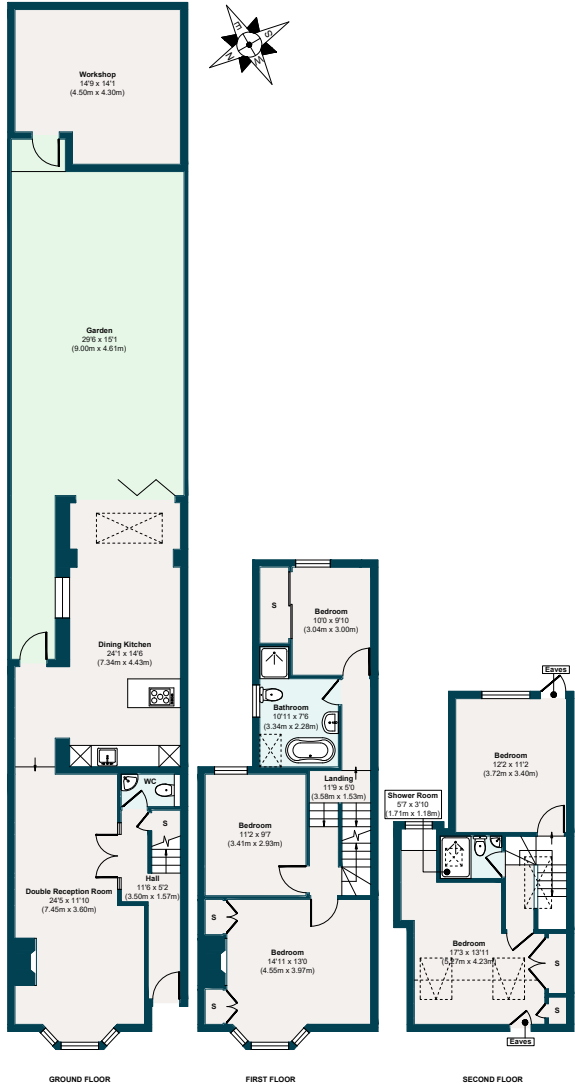


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The floor plan



APPROXIMATE FLOOR AREAS

Ground Floor
842 SQ. FT (78.18 SQ. M)

First Floor
543 SQ. FT (50.48 SQ. M)

Second Floor
376 SQ. FT (34.95 SQ. M)

Gross Internal Floor Area (Including Workshop)
1761 SQ. FT (163.61 SQ. M)

Gross Internal Floor Area (Excluding Workshop)
1563 SQ. FT (145.27 SQ. M)

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

The neighbourhood



GETTING AROUND

The Tube at Leyton is approx.15 minutes' walk (Leytonstone tube is around two minutes further in the other direction), making light work of getting to the City, West End, Canary Wharf and South Bank. Just two stops away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield. The Overground at Leyton Midland Road is a

12-minute stroll and has a swift change to the Victoria line at Blackhorse Road.

IN THE NEIGHBOURHOOD

Francis Road is at the end of the street, offering a wonderful collection of delis, coffee spots, and independent shops. Try Yardarm for bread and wine, Marmelo for delicious dining, Pause for yoga, and Phlox for books. Just around the corner,

try Filly Brook for delicious small plates and cocktails. 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.

The current owners particularly rate Loop private dining space; Kurb food market every Saturday; and the various bars and cafés under Tilbury Arches (around ten minutes' walk away), including Leyton Calling cocktail bar.

Also recommended are CP Home Kitchen for Asian-style home cooking; Tamping Grounds, Peaky Blenders, Tun Café and Unity Café 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.

A short stroll to both Leyton County Cricket Ground and Coronation Gardens Park, you're also perfectly placed to

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enjoy the green spaces of Olympic Park, Hackney Wick, and Wanstead Flats. Local sellers particularly love visiting peaceful Wanstead Park as well as Sidmouth and Abbots Parks, and going for walks around nearby Hollow Ponds.

SCHOOLS

There is a range of good nurseries, schools, and academies nearby, with Newport Primary, rated 'Outstanding' by Ofsted, just six minutes down the road; Norlington School & Sixth Form just five minutes' away, and George Mitchell All-Through School (Early Years, Primary & Secondary, rated 'Good') and Leytonstone High School (rated 'Good'), reachable in 15 minutes.

A note from the owners

“We’ve loved living on Claude Road over the past ten years. We moved here hoping it would be a good place to start a family, and it’s been exactly that and more. It’s one of those streets where you actually get to know people, and we’ve been lucky to make great friends and have genuinely lovely neighbours.

Being just off Francis Road has been such a bonus. It’s nice to have all the cafés, shops and general buzz just around the corner but still come home to a quiet, residential street that feels calm and tucked away. The house itself has been a real labour of love for us. We’ve gradually restored it back to its Victorian roots, trying to bring out as much of its original character as possible while adding some more modern touches to make it work for everyday life. It’s been a very happy home for us, and we’ll be sad to leave it.”



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