

# Millais Road, Leytonstone E11



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## The details

- ◆ Ground floor Victorian flat
- ◆ Share of freehold
- ◆ Two bedrooms
- ◆ Two bathrooms (one en-suite)
- ◆ Flexible layout
- ◆ 32-foot south-facing garden
- ◆ Dining kitchen living
- ◆ Close to Leytonstone High Street and Francis Road
- ◆ Six-minute walk to Underground services

Set in a pocket of quiet residential streets within walking distance of the Tube, Leytonstone High Street and vibrant Francis Road, this welcoming and bright Victorian ground floor flat features two bedrooms, two bathrooms and a sunny south-facing private garden.

The building has an attractive London Stock brick exterior with white-painted stone sills, lintels and foliage-topped capitals to the elegant bay windows. Set

behind a low wall with contemporary baton fencing, a paved patio leads to a recessed porch with period tiling, and a traditional-style part-glazed front door, painted a smart bottle green.

### INSIDE – COSY COLOUR

From the communal hallway, your own private front door opens to a light hallway, with white walls, space for coats and shoes, and oak flooring that runs into the primary double bedroom on your left and continues into the rest of the house.

*“Colour-drenched in cheerful yellow, light spills into this versatile space thanks to two side-facing windows and French doors that open to the garden”*



With pale apple green walls and a large double-glazed bay, there's plenty of space for storage to the alcoves, while integrated shelving is painted a classic olive shade. A door leads to an en-suite with travertine-style tiling, vanity basin, loo and shower.

The second double bedroom is beyond, and looks out to the side return courtyard through a large casement. The oak flooring continues here, adding warmth to the fresh white walls.

Continue down the hallway, past a useful storage cupboard to find the large dining kitchen. Colour-drenched in cheerful yellow, light spills into this versatile space thanks to two side-facing windows and French doors that open to the garden.

Modern dove grey cabinetry with knurled brass bar handles is topped with a pale terrazzo worktop, and a pink metro-tiled splashback. The undermounted sink features a brass mixer tap, while integrated appliances include an oven with an overhead extractor and a microwave. There's space for a freestanding fridge-freezer, wine cooler, dishwasher and washing machine, and the boiler is also discreetly housed here.

*“Travertine-style tiles are paired with glamorous gold brassware”*

Other thoughtful details include solid walnut open shelving to echo the oak wood flooring; a new white column-style radiator; and bespoke timber bookshelves to the seating area.

To the rear, a door opens to the family bathroom, lit by a side-facing window, where travertine-style tiles (to match the en-suite) are paired with glamorous gold brassware. There is a bath with a frameless glass screen and rainfall shower; a pale wood vanity with countertop sink and mixer tap; a close-coupled loo; and a tall brass heated towel rail.

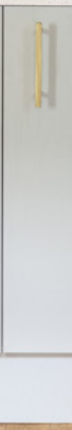
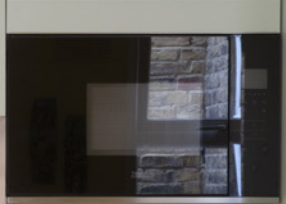
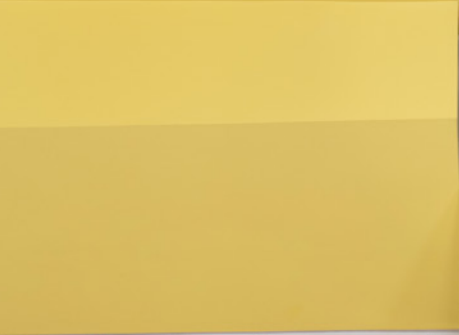
#### **OUTSIDE – PRIVATE SUNTRAP**

Enclosed by dark green painted walls and fencing, the 32-foot-long south-facing private garden features a sandstone paved patio and flowerbeds packed with colourful planting, including salvia, hebe, nasturtium, bay, rosemary, sage, lavender, wild grape vine and beautiful mature roses.



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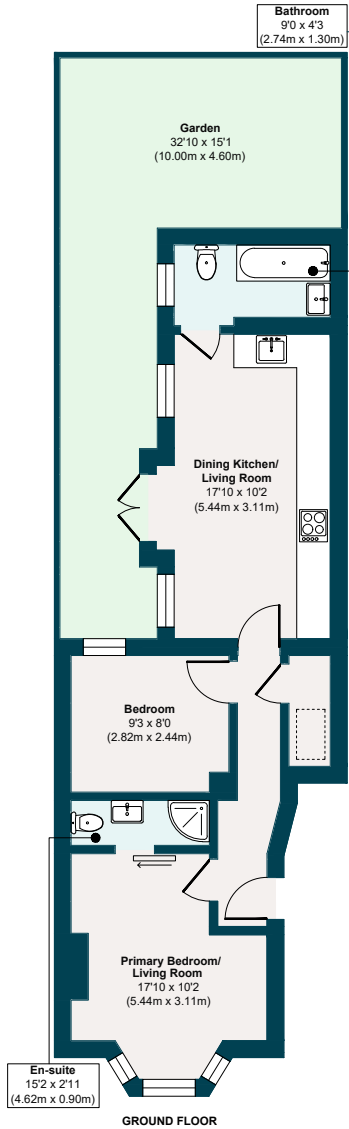
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# The floor plan



**APPROXIMATE  
FLOOR AREA**

**Ground Floor**  
519 SQ. FT  
(48.20 SQ. M)

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

# The neighbourhood

## GETTING AROUND

Millais Road is conveniently located just minutes from the many shops, eateries, and amenities of High Road Leyton and just six minutes' walk from Leyton Underground, which provides Central line services into the City and West End, while Canary Wharf and the South Bank are easily reached via a change to the Jubilee line at Stratford (just one stop away). Stratford is home to beautiful Queen Elizabeth Olympic Park and the excellent shopping at Westfield.

You can also reach Stratford by foot within around 20 minutes, with Hackney Marshes and the Lea Valley Hockey and Tennis Centre easily accessible. Jubilee Pond and Wanstead Flats lie just slightly further afield, forming the southernmost tip of Epping Forest.

## IN THE NEIGHBOURHOOD

Closer to home, you'll find a couple of parks and recreation grounds, including the popular Langthorne Park (8 mins' walk), which has a playground, tennis courts, café, toy library, and regular activities. Also, 8mins walk away

from Drapers Field a redevelopment completed in July including a playground, football fields, and boxing club. You're also incredibly close to Olympic Park, which has a giant sandpit, a café with a children's area and an adventure playground, Olympic pool and velodrome as well as lots of great restaurants and more coming soon.

You're spoilt for eating and drinking in the area, with local favourites including Deeney's Scottish street food café (renowned for its famous haggis toasties); Darkhorse restaurant bar at The Olympic Village; the many bars at Hackney Wick, especially Crate; and ice cream from La Gelateria at Stratford East Village, whatever the weather.

Local sellers recommend The Leyton Star for fantastic roast dinners, Leytonstone Tavern for burgers, The Holly Tree pub,

*“You're spoilt for eating and drinking in the area.”*



with its kids' train, and Heathcote & Star for its Krapow! Thai residency. They also love Figo or Boca Boca for pizza; and cocktails at Filly Brook.

High Road Leytonstone is just a 10-minute walk to the east and offers even more choices, with restaurants and shops including Mora Italian restaurant and Panda Dim Sum. Meanwhile, a swift 20-minute stroll will take you to the

bustling Francis Road, with its fantastic collection of independent shops, relaxed cafés, delis, and craft beer shops.

### **SCHOOLS**

Downsell Primary School (rated 'Good' by Ofsted) is just seven minutes around the corner, with several pre-schools, and Chobham Academy, a secondary school (rated 'Outstanding' by Ofsted) on your doorstep too.

## A note from the owners

“We have loved living here and have made so many happy memories over the years – from long evenings in the kitchen with friends to family dinners in the garden.

“The local area has a wonderful village feel, with bakeries, cafés, restaurants and pubs all within a short walk. Getting into the city is easy, and there are excellent local schools and nurseries nearby. We especially appreciate that the Central line gets you into the heart of London in no time at all, although with two great pubs and a wonderful café within five minutes’ walk, we’re often just as happy staying in the neighbourhood.

“The flat is on a quiet street of Victorian houses lined with trees that come into full bloom in Spring. We’ve installed triple-glazed windows at the front and double glazing at the back, making the flat cosy and warm in winter. The garden receives no traffic noise.

“Although it’s in a terraced house, the solid brick walls mean there are no noise issues with the neighbours next door or upstairs, who are all lovely. The flat stays pleasantly cool in summer, and from the butterfly-filled garden you can watch swifts and parakeets coming to roost in the nearby trees. Planted for colour and scent, the garden is full of low-maintenance perennials that return year after year.”



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