

Burchell Road, Leyton E10





The details

- ◆ Victorian house with three double bedrooms
- ◆ 26-foot garden
- ◆ Garden store room
- ◆ Two beautiful bathrooms (one en suite)
- ◆ Bespoke timber windows
- ◆ Floor-standing cast-iron radiators
- ◆ Corston or Dowsing & Reynolds switches and sockets
- ◆ Reclaimed pine floorboards
- ◆ Custom storage
- ◆ Nearby green spaces and rail services

Absolutely beautiful both inside and out, this three-bedroom terraced Victorian house is full of unique details, from a spectacular kitchen extension with a vaulted ceiling, bespoke banquette and pantry, to two luxurious bathrooms and a verdant garden. All this in a friendly neighbourhood within walking distance of Underground and Overground services and open green spaces.

Renovated and remodelled with care from top to bottom, the good-sized rooms are well-proportioned and tastefully decorated. A considered warm-neutral

palette of Farrow & Ball, Little Greene, COAT, and Edward Bulmer colours has been used throughout for a timeless, inviting feel. At the same time, textural materials such as concrete, Zellige tiles, sealed plaster and reclaimed pine floorboards give depth and character.

On a practical level, all the sockets and switches in the house have been replaced with new ones, some by Corston Architectural Detail; bespoke storage has been added to several rooms; and a new boiler and Hive-controlled heating system have been installed, alongside stunning floor-standing cast-iron column-style radiators throughout.

Shielded from the street by a new wall with stone pier caps and a timber gate,

“Bespoke joinery includes a pair of cabinets, alcove shelving and a window seat with hidden storage.”

the house has plenty of kerb appeal, greeting you with a revived and repointed brick frontage featuring stone lintels and columns to the bay windows. A path leads past a front garden with an Asgard metal bike shed to the front door, painted in Farrow & Ball 'Cardamom', with brass door furniture and a gilded numbered transom.

INSIDE – STYLE & SUBSTANCE

Setting the tone for the elegant décor to come, the porch entrance features wallpaper by Living Quarters and a Jim Lawrence light switch and door handle, before you enter the spacious reception.

With reclaimed pine floorboards running underfoot, and walls drenched in Farrow & Ball 'Joe's White', this sophisticated space feels cosy yet light thanks to a large bay with East London Cloth café curtains and bronze rods. Bespoke joinery, painted in Farrow & Ball 'Oxford Stone', includes a pair of cabinets, alcove shelving and a window seat with hidden storage and a mocha fabric seat cushion. Other lovely details include two raw-metal floor-standing radiators, a pair of shapely smoked-glass pendants, and a period fireplace with a bio-ethanol stove, black surround, and a glossy bottle-green tiled hearth.

A widened doorway (with fire-rated sliding pocket doors) with a sage-painted overhead steel beam leads into the amazing extended dining kitchen. A wonderfully planned space, it's flooded with natural light from a vaulted ceiling with a pair of wide skylights and bespoke timber French doors (painted in 'Sage Green' by Little Greene) to the garden, giving it an incredibly special feel. The light is particularly pretty on summer evenings, when hosting can spill out onto the patio beyond.

Warmed by underfloor heating, the floor is laid with square terracotta tiles (from Floors Of Stone), which contrast nicely with walls painted in Farrow & Ball's 'Dimity', and woodwork – including attractive panelling and open shelves – in 'Joa's White'. Shaker-style cabinetry custom-painted in Little Greene's 'Bath Stone' is finished with bronze knobs and a bullnose-edged Silestone quartz worktop.

A pantry has been created on one side, with charming internal windows and storage painted in striking 'Tuscan Red' by Little Greene. Further bespoke joinery includes a built-in corner banquette with a terracotta seat cushion in the dining

area, while bronze wall lights by Jim Lawrence give a lovely soft glow.

The double butler-style sink is served by an antique brass tap by Perrin & Rowe, and a Rangemaster cooker is nestled into the chimney breast, which is arched and lined with Delftware-style patterned tiling for a traditional look. It also cleverly houses a hidden overhead extractor. Other appliances include a Lamona fridge, freezer, dishwasher and washing machine.

Returning to the living room, a staircase – painted to match the joinery – with a neutral wool loop carpet winds past a clever inbuilt bookcase to the first floor.

Spanning the full width of the front, the walls of the first double bedroom are painted in Farrow & Ball's 'Farrow's Cream', while the woodwork is 'Hay'. It's lit by two large windows fitted with timber Venetian blinds, and features a bank of full-height bespoke panelled wardrobes. Sanded reclaimed pine floorboards run underfoot, and there's also a raw metal cast-iron radiator and a pendant fitting.

The floorboards repeat in the second

“This well-planned space is flooded with natural light from a vaulted ceiling with a pair of wide skylights and bespoke timber French doors (painted in ‘Sage Green’ by Little Greene).”

good-sized double bedroom beyond.

Used as a nursery by the current owners, it's decorated in 'Clove' by Edward Bulmer to the walls. A cast-iron radiator sits beneath the window, which is picked out in 'Petticoat Lane' by COAT and looks out towards the garden.

At the rear, the family bathroom also enjoys garden views through a window with café-style curtains to match those downstairs. Fawn walls (in 'Lute' by Little Greene) and sage green half-height panelling provide the backdrop to a freestanding roll-top bath with clawed feet and a telephone-attachment shower, while a marble-topped bespoke green vanity includes a chrome mixer tap and is lit by a pair of bronze elbow wall lights



“A pantry has been created to one side, with charming internal windows.”

and lampshades from Pooky Lighting. There’s also a white and chrome traditional-style towel rail radiator and a Burlington loo.

Follow a second staircase up to the loft, where a large skylight drinks in the sunshine, and the hallway carpet segues to reclaimed floorboards in the third double bedroom. Currently used as the primary, with a calm, cocooning vibe, it’s colour-drenched in Edward Bulmer’s ‘Clove’, with bespoke wardrobes and eaves storage in ‘Brasserie Brown’ by COAT. There is a pair of Velux windows to the front, while to the rear, a white cast-iron radiator sits beside a part-glazed door and a Juliet balcony with treetop views.

A second panelled door opens to a luxurious bathroom, lit by a period-style window with East London Cloth café-style curtains and rod, echoing those elsewhere. The walls here have a sealed plaster finish, paired with charcoal and

white floor tiles. Zellige-style tiles in neutral tones line the walk-in shower, which also features a pony wall and a custom-made fluted glass screen. There is a bespoke curved scalloped-edge cement sink with chrome wall-mounted taps, and a Burlington close-coupled loo. Other classic details include reeded-glass shelves with chrome brackets, a floor-standing cast-iron radiator, and a pair of bronze elbow lights.

OUTSIDE – ZONED FOR COMFORT

Extending 26 feet, the garden is enclosed with timber fencing. It’s been cleverly zoned to make the most of the sun, which moves towards the rear throughout the day.

From the kitchen, a decked patio flows into an artificial lawn and a second paved suntrap seating area on the right-hand side. Raised sleeper-edged planters include various pollinator plants, including grasses, a peony and a lilac tree.

A rendered garden room with anthracite-framed uPVC windows and glazed doors extends the full width at the rear. Currently used for storage, it has both power and lighting and could be converted to become a home gym, yoga space, art studio or games room.



















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The floor plan

APPROXIMATE FLOOR AREAS

Ground Floor
597 SQ. FT
(55.53 SQ. M)

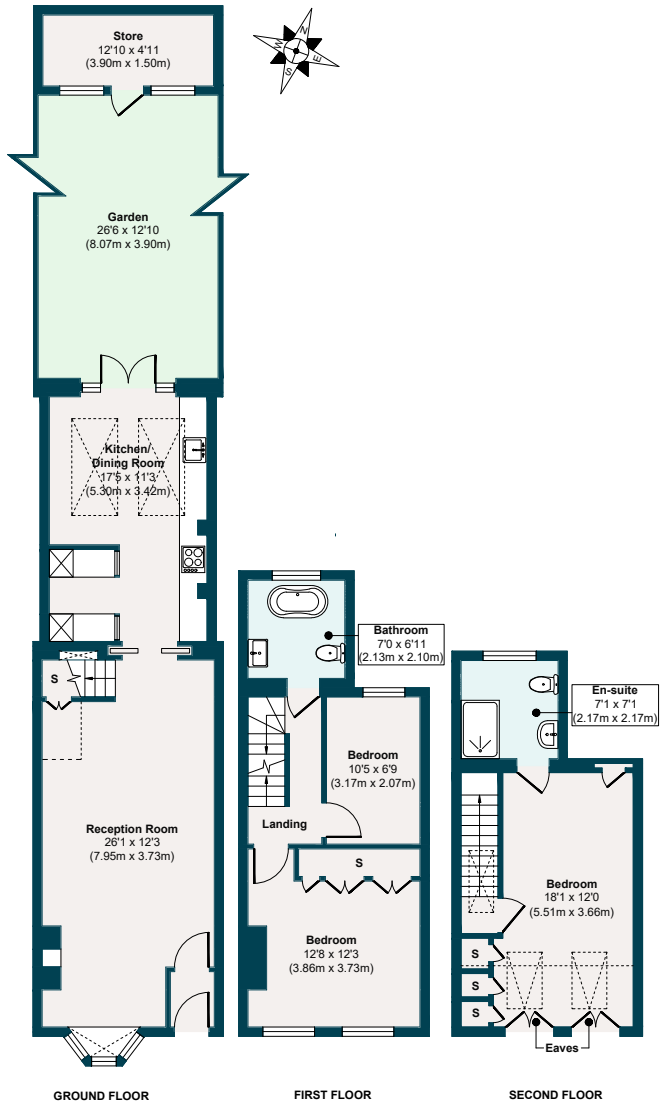
First Floor
344 SQ. FT
(31.98 SQ. M)

Second Floor
276 SQ. FT
(25.65 SQ. M)

Gross Internal Floor Area (Including Outbuilding)
1217 SQ. FT
(113.16 SQ. M)

Gross Internal Floor Area (Excluding Outbuilding)
1098 SQ. FT
(107.48 SQ. M)

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



The neighbourhood



Francis Road, E10

GETTING AROUND

Burchell Road occupies a fantastically convenient spot in Leyton, just a eight-minute walk from Leyton Midland Road station and a 23- and 29-minute walk from both Leyton and Leytonstone Underground stations, respectively (Central line – 24 hours at weekends).

IN THE NEIGHBOURHOOD

Popular Francis Road is just over a ten-minute stroll away with local favourites

Yardarm, Dreamhouse Records, Marmelo, Phlox Books and Scottalia. The town centre is also close by, where you'll find great pubs like The Coach and Horses, The Leyton Engineer and The Leyton Star.

The current owners particularly love wandering over to the nearby Tilbury Road arches to visit Crumb bakery and Wins Pies (for delicious sausage rolls), Tun Café, Chop Shop Tavern (for great pints and palomas on tap), Swirl wine bar, Leyton

Calling cocktail bar and Perky Blenders for coffee – all around a five-minute walk from the house.

Local sellers also recommend Chunk Provisions for incredible ice cream and William the Fourth pub, serving delicious New York-style pizza and frothy beers, while other local favourites include Burnt Smokehouse alongside Gravity Well Taproom, Bread & Oregano and Unity Café. Pop into Leyton Engineer for amazing burgers; nearby Yardarm on Francis Road for coffee and cinnamon buns; and Blondies Brewery for pizza. For the health-conscious, Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga are all nearby.

Just five minutes away on the Suffragette line, Blackhorse Road's beer mile is filled with breweries and fantastic food, including pizza from It's Not Big Dough, barbecue by Black Cactus and small plates at Renegade Urban Winery.

Jack Cornwell Park is just under five minutes on foot (Midland Collective are working to reopen the farm there, which

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promises to be a fantastic addition to the area). At the same time, some beautiful open green spaces within walking distance include Abbotts Park, Brewster Road Park, Leyton Cricket Ground, and Jubilee Park, with Hollow Pond and Wanstead Flats and Park extending beyond.

SCHOOLS

Ofsted-rated 'Outstanding,' Riverley and Willow Brook Primaries are just a seven and nine-minute walk. George Mitchell Primary and Secondary (rated 'Good') is also just four minutes on foot. Meanwhile, Excel Kids Day Nursery, Barclay Primary School ('Outstanding') and Leyton Sixth Form ('Good') are all reachable on foot within 17 minutes.

A note from the owners

“We’ve lived in our home for eleven years, and it breaks my heart to leave. We’ve slowly renovated it over time, and it holds many memories for us. The kitchen is our favourite room, as the ceilings are nice and high. It gets lots of natural light, and I love our clever pantry space. This house has truly felt like home, and we have a strong community in the area with kind and helpful neighbours.”



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