

---

## Newport Road, Leyton E10

---

- ◆ First-floor Victorian maisonette
- ◆ Three bedrooms & two bathrooms
- ◆ Extended into loft
- ◆ Modern dining kitchen
- ◆ Separate utility
- ◆ Private 30-foot southeast-facing garden
- ◆ Exposed floorboards & period details
- ◆ Adjacent to Francis Road
- ◆ Close to an 'Outstanding' school
- ◆ Walkable to Tube & Overground

Set on a quiet street situated on the much sought-after Abrahams Estate, this lovely Victorian first-floor maisonette is just moments from the thriving Francis Road and within easy reach of great transport links and green spaces.

From the moment you walk in the door, you can tell that love, time, and care have been spent on every aspect – from sanded floorboards and restored period fireplaces to stylish tiles and considered lighting.

Decorated in a classic, muted palette of warm neutral tones, the purpose-built

maisonette – one of 500 designed by local developer J G Abraham in the late 1800s – has its own private garden and is spacious as well as beautiful, having been extended into the loft to create a third bedroom and an extra bathroom.

Shielded from the street behind a low wall, the home presents a classic Victorian exterior of London Stock brickwork and colonnaded bay windows, with a path leading past a paved front garden to a recessed front porch.

### STEP INSIDE – TIMELESS ELEGANCE

To your left, the private front door leads to a ground-floor hall with sanded floorboards and taupe-painted panelling, illuminated by a tall front-facing window.

*“Light floods in from a skylight in the converted loft, giving the whole property a bright and airy feel.”*

---

*“In the kitchen, smart inky-blue in-frame cabinetry pairs with solid oak worktops and a white metro-tiled splashback.”*

An attractive herringbone jute runner, trimmed in black, leads up a white-painted staircase to arrive at the first floor. The first thing you'll notice is the light that floods in from a skylight in the converted loft, giving the whole property a bright, airy feel. White walls and characterful sanded floorboards add to the calm vibe, while the column-style radiator – a feature seen in every room – illustrates the quiet attention to detail shown throughout.

The sanded floorboards flow into the living room at the front. This elegant space is filled with light from a wide bay fitted with bespoke linen Roman blinds,

with a column-style radiator beneath.

Walls in a pale stone shade rise to a coved ceiling with a rose ready for a pendant. A cast-iron period fireplace with a black tiled hearth creates a focal point flanked by bespoke shelving and a television cabinet with shaker-style doors and brass knobs.

You'll find a single bedroom, adjacent. Decorated in similar tones, the floorboards here are painted white, while the tall front-facing window features a dusky blue roller blind. There's also a column-style radiator and bespoke wall-mounted cabinetry and shelving. Currently used as a nursery, it would make an ideal home office.

Beyond is the second bedroom, a good-sized double with a large rear casement (with a blue roller blind and a column-style radiator beneath) looking out to

---

---

the garden. Every room in this property has something to delight, and here it's a pretty, whitewashed exposed brick fireplace, complemented by white painted walls and floorboards. Nestled in the right-hand alcove, bespoke shelves and a cabinet match those in the living room.

Returning to the hallway, continue along past a useful full-height storage cupboard to the family bathroom, where dove-grey walls pair with striking charcoal and teal mosaic wall and floor tiles. Lit by a tall frosted glazed window, there's a shower with a glass screen, a close-coupled loo, and a vanity tiled to match the walls, with a countertop basin and mixer tap.

The spacious and sociable dining kitchen sits to the rear. Flooded with light from both a garden-facing window and a double window with a column radiator beneath, the walls are white, contrasting with the warm tones of the sanded

floorboards underfoot. In the dining area, stylish geometric white, navy and grey floor tiles with a decorative border create a rug-like effect, a domed pendant further zones the space, and a cast-iron fireplace has a hearth tiled to match.

In the kitchen, smart inky-blue in-frame cabinetry pairs with solid oak worktops and a white metro-tiled splashback. There's a fabulous double butler sink with a chrome tap, while appliances include a Smeg oven and four-ring gas hob with overhead extractor. There's also space for a freestanding dishwasher, microwave and fridge-freezer.

*“Pale blush walls, white wall tiles and geometric floor tiles form the backdrop to a luxurious freestanding slipper bath.”*



---

A panelled door to your right opens to stairs leading down to the garden, as well as a handy separate utility room with a rear-facing window, shelving, and geometric floor tiles mirroring those elsewhere. There's space and plumbing for a washing machine, and the boiler is also housed here.

Returning to the landing, follow a second staircase with a jute runner to the loft floor and the primary bedroom. This peaceful dual-aspect space features a pair of front-facing timber-framed Velux windows and a rear double casement with a black roller blind. Sanded floorboards have been chosen to echo the ones downstairs, while the walls are a classic neutral shade. You'll also find a column-style wardrobe, bespoke cupboards in the eaves, and space for an inbuilt wardrobe should you require even more storage in the future.

The second bathroom, adjacent, is a real treat. Pale blush walls, white wall tiles and the same

geometric floor tiles seen elsewhere form the backdrop to a luxurious freestanding slipper bath with a plum exterior and clawed feet, featuring a traditional-style shower handset. A countertop basin sits atop an antique wood and marble vanity unit, and there's also a close-coupled loo.

#### **OUTDOORS – A LEAFY OASIS**

The private, southeast-facing 30-foot garden enjoys sunshine throughout the day. Enclosed by grey-green painted timber fencing on both sides, there's an upper decked seating area to the rear. At the same time, a lower lawn is bordered by beds filled with mature evergreen plants, such as Chusan palms and *Fatsia japonica*, for a leafy, tropical feel year-round.

*“This elegant space is filled with light from a wide bay fitted with bespoke linen Roman blinds.”*























































# Newport Road, Leyton E10

## APPROXIMATE FLOOR AREAS

### Ground Floor

24 SQ. FT 2.31 SQ. M)

### First Floor

703 SQ. FT (65.36 SQ. M)

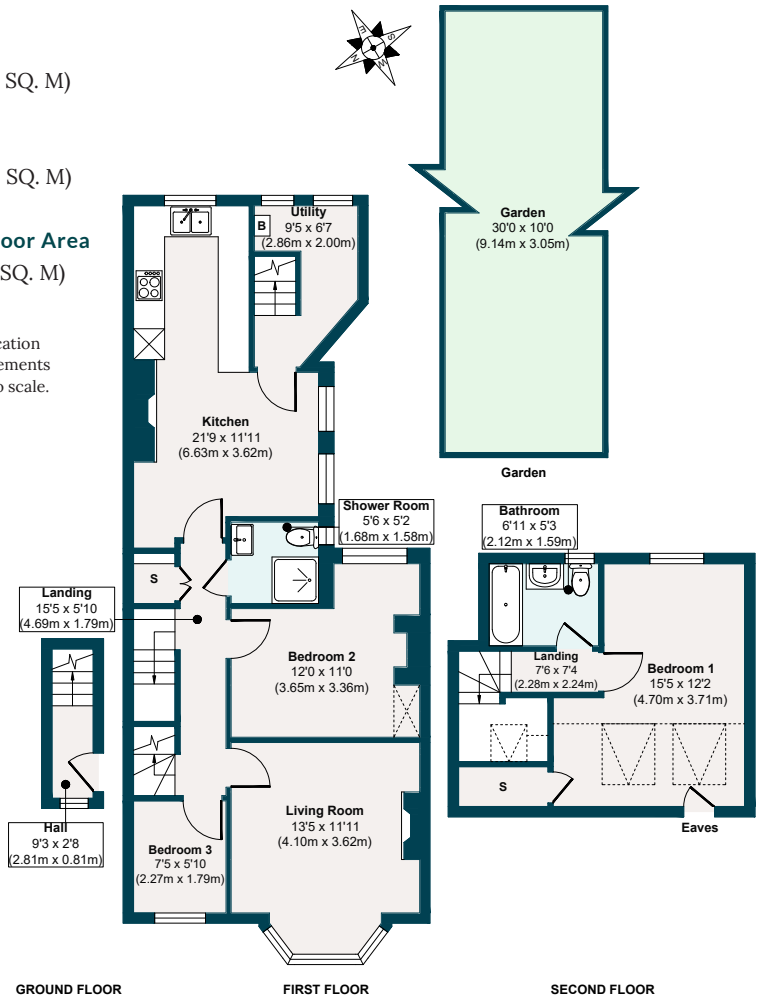
### Second Floor

269 SQ. FT (25.04 SQ. M)

### Gross Internal Floor Area

996 SQ. FT (92.71 SQ. M)

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



## The neighbourhood



### GETTING AROUND

Newport Road is around a 12-minute walk from Leytonstone Tube on the Central line or 18 minutes to Leyton Tube. Alternatively, hop on the Overground at Leyton Midland Road (12 minutes) or Leytonstone High Road (14 minutes). For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

### IN THE NEIGHBOURHOOD

Francis Road is at the far end of the street, offering a wonderful collection of delis, coffee spots, and independent shops. Try Filly Brook for delicious small plates and cocktails, Yardarm for bread and wine, Marmelo for delicious dining, Pause for yoga, and Phlox for books. 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.

Also recommended are CP Home Kitchen for Asian-style home cooking, Tamping Grounds, Peaky Blenders, Tun Cafe and Unity Cafe 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 enjoy the green spaces of Olympic Park, Hackney Wick, and Wanstead Flats.

### SCHOOLS

There is a range of good nurseries, schools, and academies nearby, with Newport Primary, rated 'Outstanding' by Ofsted, just four minutes down the road; Norlington School & Sixth Form just two minutes' away, and George Mitchell All-Through School (Early Years, Primary & Secondary, rated 'Good'), reachable in 18 minutes.

## A note from the owners



*“We love everything about this flat, but three things really stand out. The Abrahams architecture is incredible and very well thought out. All the rooms are light and spacious, and the storage and utility room make living here enjoyable and extremely comfortable.”*

*“The garden brings us a lot of joy and gets sun throughout the day, allowing you to enjoy a morning coffee on the smaller decking and an evening drink at the back while staying in the sunlight.”*

*“The neighbourhood and local community are great – all our neighbours are wonderful – and there is no shortage of excellent places for coffee, food and drink within a five-minute walk.”*

EELEVEN

Design-conscious estate agency.

[eeleven.co.uk](http://eeleven.co.uk) | 020 8539 9544