

Lea Hall Road, Leyton E10





The details

- ◆ Beautifully renovated Victorian house
- ◆ Four double bedrooms (including balcony loft suite)
- ◆ Two bathrooms
- ◆ Ground floor WC
- ◆ 47-foot south-west facing garden
- ◆ Garden studio
- ◆ Period features & bespoke storage
- ◆ Fantastic dining kitchen extension
- ◆ Useful 79 square foot storage cellar
- ◆ Nearby Overground & Underground
- ◆ 1828 sq. ft including studio & basement

Beautiful both inside and out, this spacious four-bedroom Victorian house feels special from the moment you walk in the door. It's full of fabulous details, from a spectacular sun-filled kitchen extension with Crittall-style windows and doors, to a landscaped garden with a purpose-built garden room studio – all this within walking distance of Underground and Overground services and open green spaces.

After buying the property from a developer four years ago, the current owners have continued to renovate the house to the highest standards. The high-ceilinged rooms are well-proportioned and tastefully

decorated, with a considered, warm palette of low-VOC shades by Lick and Paint & Paper Library used throughout, adding personality and playfulness. At the same time, textural materials such as exposed brick and patterned tiles lend depth and character.

Period features such as coved ceilings, panelled doors with beehive knobs, and floorboards have been meticulously restored or reinstated, while contemporary updates – including herringbone oak flooring, bespoke integrated storage and designer lighting from the likes of Nkuku and Pooky – combine to create a stylish, cohesive feel. The property's enviable good looks have even led to it being used as a photographic location house, appearing

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in advertisements for several well-known brands.

On a practical level, the house has been completely rewired, with smart new brass sockets and switches. The original developer installed a new heating system, including a Main Heating Eco Compact boiler alongside attractive raw-metal column-style radiators in every room.

Set back from the street behind a low wall with metal railings and a gate, the house greets you with a restored yellow London Stock brick frontage. It features white-painted stone sills and lintels to the collonaded box bay, and timber-framed sash windows, picked out in a classic dusky green-blue.

A monochrome chequered path leads

“Painted a rich olive green (Lick x Soho House) to picture rail height, this sophisticated space feels cosy yet light, thanks to a large bay with white café-style louvered shutters.”

past a paved front garden with a pretty Japanese ‘Kanzan’ blossom tree to a recessed porch. Here, framed by glass panels and a numbered transom, you’ll find a wide traditional-style timber front door, painted to match the windows, with brass door furniture (including Banham locks) and stained glass.

STEP INSIDE – SOPHISTICATED COLOUR

Setting the tone for the stylish décor to come, the wide entrance hallway blends white walls with warm neutral-toned panelling below the dado rail. Star-patterned floor tiles with a border are an elegant and practical touch, while there’s space for coats and shoes, and a pair of brass and prismatic glass pendants by Pooky emphasise the coved ceiling.

A discreet door under the stairs leads to a useful storage cellar, but for now, take the panelled door to your left into the double reception room, where the tiles segue into lovely herringbone oak parquet flooring, which runs throughout the ground floor.

Painted a rich olive green (Lick x Soho House) to picture rail height, with Lick’s blush ‘Pink 02’ continuing above and over the coved ceiling, this sophisticated space feels cosy yet light, thanks to a large bay

with white café-style louvred shutters. The exposed brick chimney breast (a material that recurs elsewhere in the house) is home to a bespoke pale granite fireplace, hearth and surround with an eight-kilowatt Stovax eco wood-burning fire. Other period-style details include a pair of raw-metal column-style radiators and two ceiling roses with candelabra-style lights.

The ground floor has an airy, open-plan feel, and the herringbone flooring leads through a wide arch to the extended dining kitchen (which can also be accessed by a Crittall-style door from the hallway). The hub of the home, this versatile space is flooded with light from wonderful, wide Crittall-style windows and French doors to the garden, for an inside-out vibe. An amazing, entertaining space, it particularly comes into its own at night, thanks to beautiful, layered lighting, including a pair of Pooky Lisboa pendants over the island and a trio of Nkuku Chakai wood-and-brass pendants over the dining table.

The walls here are a pale blush pink, highlighting the characterful exposed brick feature walls in the dining area. Bespoke navy-blue Shaker-style cabinetry (fitted in 2022) is finished with tactile knurled brass bar and cup handles, a marble-look quartz

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worktop, and a white fluted tiled splashback with a herringbone laying pattern.

Comfortably seating three, the large island features an inset butler-style ceramic sink with a brass mixer tap by Lusso Stone. Integrated appliances include a fridge-freezer and dishwasher, a Neff five-ring gas hob with a steel overhead extractor and a Neff oven and microwave. Other design details include open, reclaimed-wood shelving, ideal for plants, and a pair of raw column-style radiators.

Moving towards the hallway, a panelled door opens to a WC, with Vives Vodevil patterned porcelain floor tiles, Lick x Soho ‘Farmhouse’ painted walls, and teal metro wall tiling. There’s a wall-hung basin with a traditional-style mixer tap and a close-coupled loo.

Returning to the hallway, take the stairs with white-painted spindles and a neutral wool runner trimmed in black to the first floor.

At front of the house, the first double bedroom is painted in inky blue to the picture rail, and is softly lit by a large box bay fitted with full-height, tier-on-tier louvred shutters, for a restful feel. Sanded and restored floorboards run underfoot, while there's a central rose with a multi-arm globe pendant to the coved ceiling. The chimney breast is exposed brick, echoing the natural texture seen elsewhere, and includes a tiled hearth, while a raw-metal column-style radiator sits in the bay.

A matching exposed-brick chimney breast – this time with a black-tiled hearth – provides a focal point in the second large double bedroom beyond, where the walls are painted in Lick's 'Pink 08' to coordinate with the Lick 'Pink 04' ceiling. A wide casement window enjoys views out to the garden, while other details include a neutral loop carpet, a rose with a pendant fitting to the coved ceiling, and a column-style radiator.

Sitting beside the master, the third

double bedroom is similarly front-facing, with fresh white and pale stone walls, lit by a tall sash with shutters and a column-style radiator beneath. The coved ceiling features a rose and pendant, and the looped carpet is a neutral shade. Currently used as a nursery, it would make an equally peaceful child's bedroom, guest room or study.

To the rear, the family bathroom was renovated just last year, and pairs pale sage walls with dusky pink half-height panelling painted in Paint and Paper Library and a fun checkerboard floor with cream and mocha Baked floor tiles. A claw-footed freestanding bath sits beneath a frosted sash, and there's also a luxurious walk-in wet-room style rainfall shower with a frameless glass screen and glossy white elongated wall tiling. A pair of Nkuku brass and fluted glass wall lights frame the pedestal basin, and there's also a brass traditional Chatsworth Savoy towel rail radiator, built-in storage and a close-coupled loo with a timber seat.

Take a further, neutral, carpeted staircase to the second loft floor and the dual-aspect, generously sized fourth bedroom. Bathed in light from both a pair of timber-framed Velux windows to the front and

almost full-width sliding doors opening to a covered balcony to the rear, the rooftop views are spectacular. With the Shard visible in the distance, the current owners tell us the almost panoramic vista it offers across London on Bonfire Night and New Year's Eve is worth staying home for.

Carpeted, with walls and ceiling drenched in warm pink by Lick x Soho House, the room features a column-style radiator and fantastic bespoke wardrobes, shelves and drawers, picked out in vibrant coral (from Paint and Paper Library) with knurled brass handles (as well as access to storage in the eaves) and could easily serve as the primary bedroom.

The room has an en suite bathroom and is lit by a rear-facing window. Black metro wall tiling and marbled floor tiles provide the backdrop for a shower, close-coupled loo, towel rail radiator, and a wall-hung basin with a mixer tap.

OUTSIDE – SPACIOUS STUDIO

The 47-foot southwest-facing garden is a sun trap for most of the day, providing plenty of space for entertaining, relaxing and play. Enclosed by modern baton fencing, a paved patio continues to an

artificial lawn, bordered by a rendered planter filled with lavender, pinks and lilies, and a tiled path. A large cherry tree branches over from a neighbouring garden, offering abundant cherries every year, and delicate white blossom in spring, with a family of parakeets flying over most evenings.

At the rear, the timber-clad purpose-built garden studio has been nicely finished with double-glazed anthracite windows, electrics (on their own circuit), energy-efficient lighting and grey-toned laminate flooring. The walls are a pale blush shade by Lick, while an acoustic-panelled feature wall and reclaimed-wood shelving add interest. Currently used as a home office, it would make an equally brilliant exercise, art or yoga studio, teen hangout, playroom or gym.

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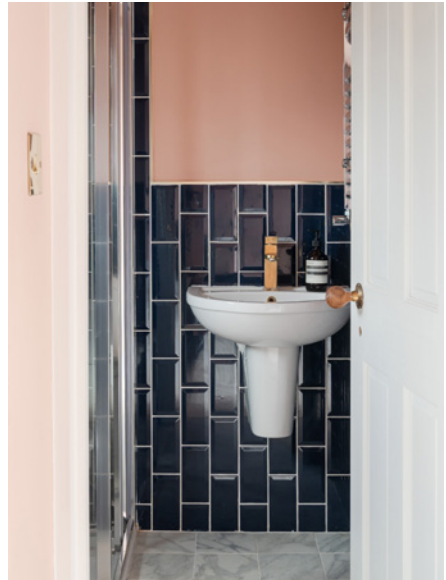














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The floor plan

APPROXIMATE FLOOR AREAS

Cellar

79 SQ. FT (7.33 SQ. M)

Ground Floor

923 SQ. FT (85.79 SQ. M)

First Floor

509 SQ. FT (47.33 SQ. M)

Second Floor

317 SQ. FT (29.41 SQ. M)

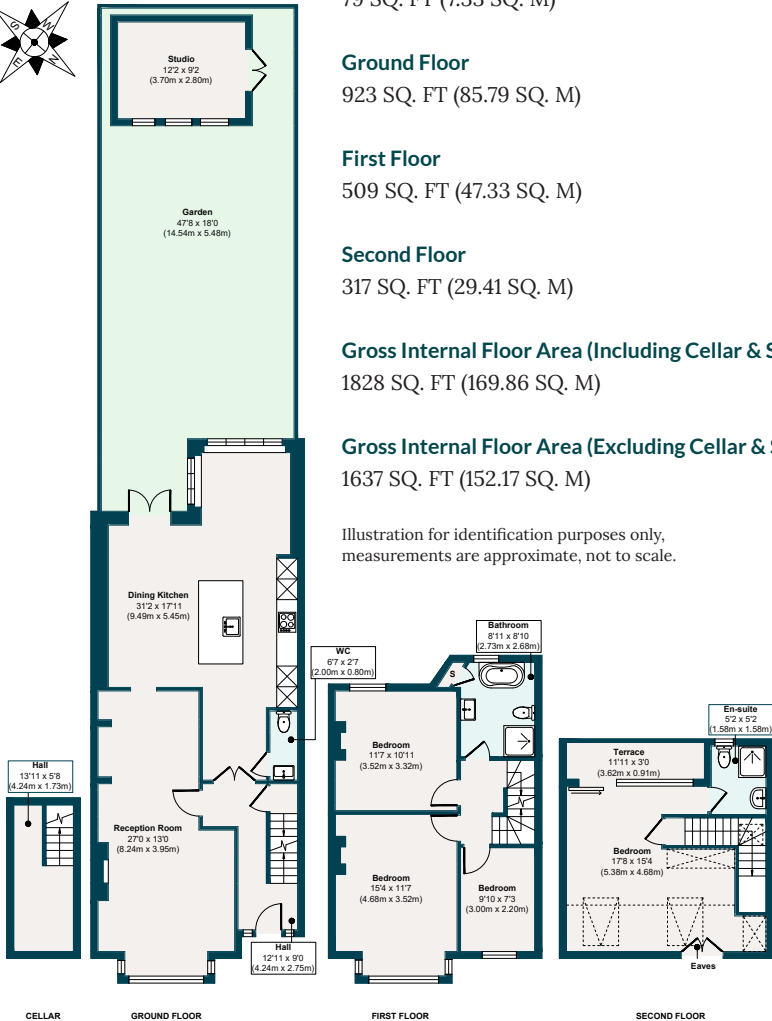
Gross Internal Floor Area (Including Cellar & Studio)

1828 SQ. FT (169.86 SQ. M)

Gross Internal Floor Area (Excluding Cellar & Studio)

1637 SQ. FT (152.17 SQ. M)

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



The neighbourhood



Francis Road, E10

GETTING AROUND

Lea Hall Road occupies a fantastically convenient spot in Leyton, just 14 minutes' walk from Leyton Midland Road

station and 20 minutes from Leyton Underground (Central line – 24 hours at weekends). Lea Bridge station for Greater Anglia services is 20 minutes away, while

numerous buses run from nearby Lea Bridge Road.

IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites such as The Leyton Engineer and The Coach and Horses. Popular Francis Road lies just beyond, serving up a variety of artisanal treats and independent shops, with local sellers often recommending Yardarm for wine, Marmelo Kitchen for coffee, and Phlox bookshop, among others.

The current owners particularly recommend Patchworks for great pizzas and beer, the independent businesses on Tilbury Road, including Leyton Calling for cocktails, Wins Bakery for pies, and Chop Shop Tavern for drinks, as well as Burnt Smokehouse and Gravity Well Taproom up the road.

A variety of beautiful and semi-wild green spaces surrounds the area. Some within walking distance include Abbotts Park, Jack Cornwell Park, Leyton Cricket Ground, and Jubilee Park – just under ten minutes on foot. Hackney and

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Walthamstow Marshes are also easily reachable. A little further afield, Hollow Pond and Henry Reynolds Gardens offer wonderful opportunities to escape into nature, with Wanstead Flats and Park extending beyond.

SCHOOLS

The house lies within a five-minute walk of two Ofsted ‘Outstanding’ primary schools – Riverley (two minutes’ walk, ranked among the top 1% nationally) and Willow Brook (five minutes). You also have various ‘Good’ pre-schools within a short walk, while George Mitchell Secondary is only nine minutes away.

A note from the owners

“This house has a zen feel throughout and is like a sanctuary in the city, as it’s so peaceful, with a really happy energy. We love cosy winter evenings in front of the fire and golden hour light coming through the kitchen throughout the year.”

“What we’ve loved most about living here is the incredible sense of community, unlike anything we’ve ever experienced in London. There’s a real warmth and welcome feel to this part of Leyton – it’s full of young families, and everyone knows their neighbours. There are lots of active WhatsApp groups and residents regularly come together for events like street parties, even hosting the likes of Suggs (who lives locally) in years past, which gives it a rare village-like vibe.”



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