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## Primrose Road, Leyton E10

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- ◆ Victorian house
- ◆ Two double bedrooms
- ◆ Two reception rooms
- ◆ Premium Farrow & Ball paints
- ◆ New first-floor sash windows
- ◆ Easy-to-maintain courtyard garden
- ◆ Nearby Frances Road & town centre
- ◆ Close by to parks & green spaces

In this delightful Victorian house, cottage charm goes hand-in-hand with a fresh, contemporary palette of natural materials, consultant-picked Farrow & Ball paintwork, and aged brass or stainless-steel power sockets and switches throughout.

With two double bedrooms and separate living spaces, the home's original layout was transformed by a previous architect-owner, who repositioned the staircase to create more storage and better movement. Since then, the property has been improved with roof repairs and new double-glazed

sash windows upstairs, custom-finished to accept the premium paint shades.

### **STEP INSIDE – A HARMONY OF LIGHT & COLOUR**

Upon arrival, the traditional brick exterior with matching lintels, finished with 'Oxford Stone' and Breakfast Room Green' by Farrow & Ball, exudes old-town appeal. Step through the recessed front door, with its slim windows and transom, into the hallway, which is decorated in a refreshing mixture of 'Slipper Satin', 'Wimborne White' and 'Dead Salmon'.

Beyond, the slight line runs through the living room and kitchen straight through

*“The slight line runs through the living room and kitchen straight through into the garden, creating a lovely open feel.”*

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*“Large sash windows bathe the dining space in natural light.”*

into the garden, creating a lovely open feel that pairs well with the high coved ceiling above.

An opening to your right leads into the dining room, where the warm white and aged pink tones complement the stripped wooden flooring that flows from the hallway into both reception areas. Large sash windows bathe the dining space in natural light, with room for a table below the low-hanging brass pendant, while in-built shelving and a cupboard flank the chimney breast, with its feature brick recess picked out in white.

Discretely tucked in the corner, the painted staircase curves round and up, allowing for storage and a discreet downstairs WC located just off the hallway. You'll find additional storage beneath the stairs in the living room, which overlooks the garden through a deep-

set picture window and is warmed by a white column radiator.

Continue through the opening into the kitchen, where the paintwork switches to Farrow & Ball's 'Strong White' and 'Blue Gray'. Laid out in a galley-style, it features a good range of cabinetry with stone-effect splashbacks, while painted beams and warm-toned floor tiles lend a country air to the space.

High shelving provides extra storage space above the sink, fitted with a matt-black pull-out tap and a charming side window. A fully glazed garden door also draws in more sunshine and encourages movement into the garden. Integrated appliances include a Bosch oven with a Zanussi gas hob, a Beko dishwasher, a Hotpoint washing machine and a fridge-freezer.

On the landing, 'Slipper Satin' and 'Wimborne White' paint shades create a cohesive transition between the ground and first

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floors. Begin in the principal double at the front. Brightened by a pair of sash windows boldened by 'Breakfast Room Green' and dressed with neutral Roman blinds, it benefits from built-in wardrobes with attractive bespoke panels.

The cream carpet and central pendant fitting repeat in the second double bedroom, accented by 'Stirabout' by Farrow & Ball and panelling to match the wardrobes in the primary bedroom. A hidden cupboard provides storage space, along with shelving and a mounted rail, while a roller blind adjusts the light streaming in through a large sash window.

In the bathroom, rich earthy yellow 'Cane' paintwork on the window frames and woodwork adds a playful splash of colour to contrast with the 'Skimming Stone' walls, which feature mounted lamps with striking black bases and globe shades. The toilet and vanity basin unit are by Duravit, but the highlight is a claw-foot roll-top bath finished

with chrome tapware, wall-mounted shower attachments, a half-circle shower rail, and a stone-effect tiled splashback.

### **OUTDOORS – A SECRET ESCAPE**

In-keeping with the home's inviting cottage feel, the private rear garden has an English country-courtyard atmosphere, with the outdoor seating area laid with reclaimed bricks. It's a place for summer gatherings and evening drinks, or for enjoying late-morning and early-afternoon coffees in the sun, surrounded by a Lady of Shallot spring to winter blossoming rosebud, a passionfruit vine, and ponytail grass filling the raised brick borders. Tall fencing provides privacy and contrasts with the 'Oxford Stone' painted bricks that frame the garden for a stylish edge.

*“The highlight is a claw-foot roll-top bath finished with chrome tapware.”*































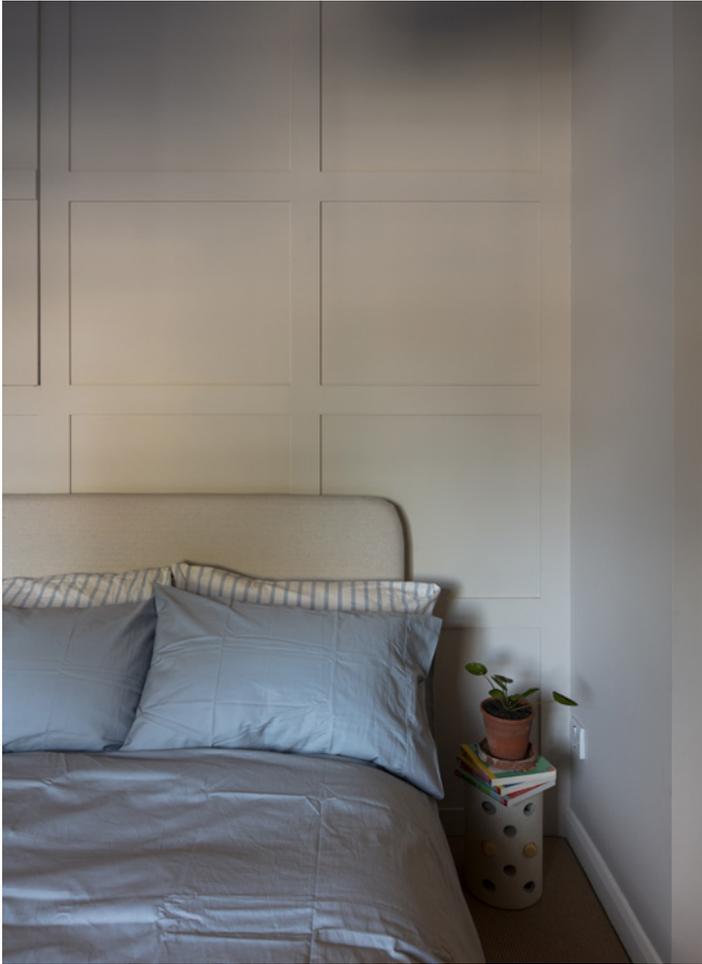
































# Primrose Road, Leyton E10

## APPROXIMATE FLOOR AREAS

### Ground Floor

304 SQ. FT  
(28.20 SQ. M)

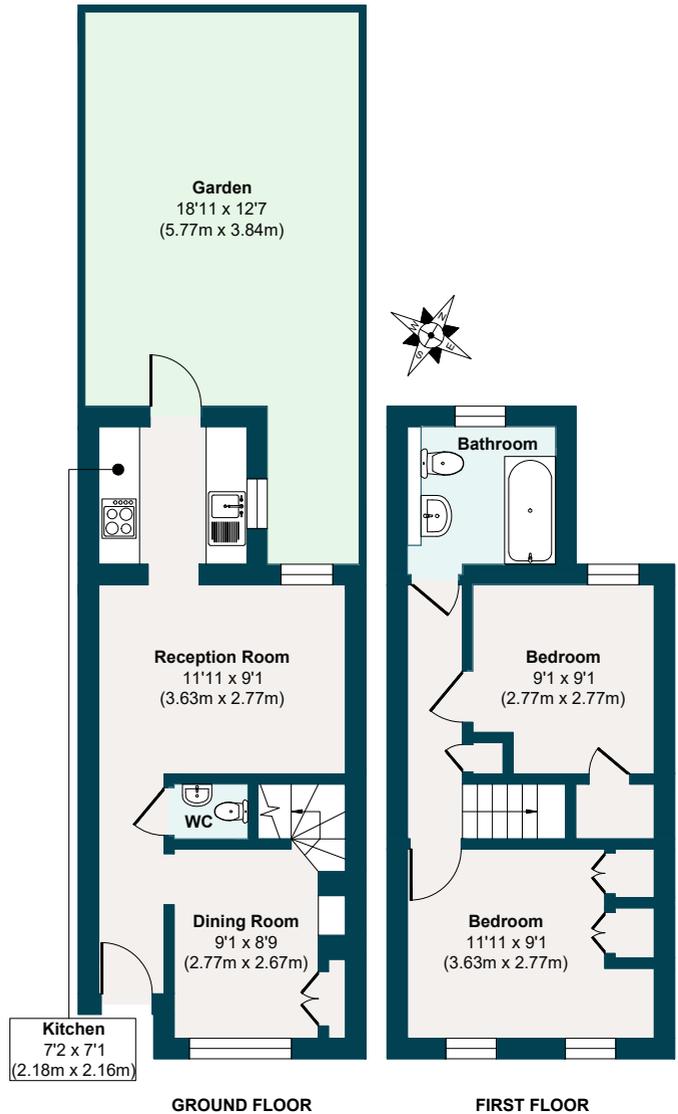
### First Floor

306 SQ. FT  
(28.40 SQ. M)

### Gross Internal Floor Area

610 SQ. FT  
(56.60 SQ. M)

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



## The neighbourhood



### GETTING AROUND

Primrose Road occupies a fantastically convenient spot in Leyton, just a 10-minute walk from Leyton Midland Road station and less than 20 minutes' walk from Leyton Underground station (Central line – 24 hours at weekends).

### IN THE NEIGHBOURHOOD

Tilbury Road is on your doorstep, with some of the hottest food and drink openings in London. You'll find much to choose from, including Chop Shop Tavern for great pints and paloma cocktails on tap, Wins Bakery for

delicious sausage rolls and pies, and Chunk Provisions for incredible ice cream, with Conde Nast recently claiming it could be some of the best ice cream in the capital. William the Fourth is a favourite pub, serving delicious New York-style pizza and frothy beers.

Popular Francis Road is just a ten-minute stroll away, where you can find Yardarm for coffee and cinnamon buns, Dreamhouse Records for vinyl and beer, and Phlox for books and wine. The KERB market on Saturdays is also worth checking out.

Our local sellers recommend Burnt Smokehouse and Swirl wine bar, alongside Gravity Well Taproom, Leyton Calling, Bread & Oregano, and Unity Café. Other favourites include Leyton Engineer for amazing burgers, nearby and Patchwork or Blondies for pizza. For the health-conscious, options include Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga.

Brisbane Road is just a short walk away – home to Leyton Orient FC, known for its friendly fan base, warm club culture, and the well-known local pub, the Coach & Horses. The current owners also rave about V&A East Storehouse – a standout cultural presence in the area – and walking there via the Olympic Park and browsing the amazing archive collections.

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.

Some beautiful open green spaces within walking distance include Abbots Park, Brewster Road Park, Hollow Pond,

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Wanstead Flats and Park. Through Jubilee Park, a short walk away, is Hackney Marshes, which is perfect for long runs. And you can hop on the 158 and be in the beautiful Walthamstow Wetlands in under half an hour.

## **SCHOOLS**

Ofsted-rated 'Outstanding', Riverley and Willow Brook Primaries are around a five-minute walk, with Primrose Road within the catchment for both highly popular schools. George Mitchell Primary and Secondary (rated 'Good') is also just a few minutes on foot. Meanwhile, Excel Kids Day Nursery, Barclay Primary School ('Outstanding') and Leyton Sixth Form ('Good') are all reachable on foot in around 20-30 minutes.

## A note from the owners

*“We fell in love with this house as our first step on the property ladder; all of it felt approachable and comfortable, yet full of potential for us to put our stamp on it. We loved that it sits on the street, adding to that warm, welcoming feeling while still retaining a sense of cosiness and privacy. It actually reminded us of the houses in Amsterdam.*”

*“While we’ve lived here, we got engaged and then married, rescued a cat and had a baby, so this house holds so many precious memories for us. We’ve grown up and grown our family here, so it’s a really special place. We’ll miss the house and our neighbours on the street so much.”*



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