
Oakdale Road, Leytonstone E11

- ◆ Light-filled Victorian terraced house
- ◆ Two good-sized double bedrooms
- ◆ Recent side return extension
- ◆ Sociable 30-foot rear garden
- ◆ Solid hardwood flooring
- ◆ Crittall-style doors
- ◆ Encaustic floor tiles
- ◆ Walkable to Overground and Tube
- ◆ Close to Francis Road

Stylishly renovated with beautiful hardwood flooring, column radiators, encaustic tiles and Crittall-style doors, this light-filled and spacious Victorian house flows beautifully, creating an almost gallery-like feel that makes entertaining effortless. In the last couple of years, the current owners have upgraded the private rear garden and, in 2026, fully serviced the Nest-controlled boiler, including replacement parts.

Set on a quiet tree-lined street renowned for its friendly community, the house lies close to both Tube and Overground stations, with the buzz of Leytonstone and the village vibe of Francis Road on the doorstep.

STEP INSIDE – A PERFECT PAIRING OF NATURAL LIGHT & MATERIALS

The house greets you with a painted brick exterior and a reeded-glass panelled door, painted in ‘Charlotte’s Locks’ by Farrow & Ball and fitted with brass door furniture. The welcoming entrance hall has a traditional-style three-column radiator, a glass globe pendant light, a handy understairs cupboard, and solid hardwood flooring laid in a basketweave pattern.

The flooring continues into the twin light-filled living areas that benefit from a large bay to the front, glazed with uPVC woodgrain sash windows and fitted with Venetian blinds. An exposed-brick fireplace with a geometric Bert & May tiled hearth contrasts with walls painted in Farrow

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& Ball’s iconic ‘School House White’ and recessed floating shelves above a shaker-style fitted TV unit. The dining area at the rear has an open-sided staircase to let in even more light from a strategically placed first-floor window.

An industrial-style overhead exposed steel beam and bespoke birch-ply shelves separate the living space from the large side-return kitchen extension, completed in 2018.

As you enter the extension to the left, you’ll find a bathroom full of details. Matt white metro tiles laid in herringbone formation; a

ceramic sink with birch ply vanity; bulkhead wall lamps; geometric monochrome floor tiles, and a large wall mirror are all part of the understated design. The floor-standing chrome towel rail radiator mirrors the traditional crosshead sink and bath taps, plus there’s a fitted tropical shower as well as a handheld shower attachment and a close-coupled loo. Above, a Velux window in the high sloping ceiling bathes the room in light while maintaining perfect privacy.

Through to the kitchen, black Crittall-style steel windows and French doors pair with a trio of large Velux windows and a high sloping ceiling to give an impressive feeling of space. The wood flooring is complemented by handleless white units, a bespoke Italian marble worktop, and a white Bert & May tiled splashback. There’s an integrated Electrolux dishwasher and room for a laundry appliance, a fridge-freezer and a range oven under the stainless-steel NEFF triple-filter extractor hood. Fully serviced and with parts replaced

in 2026, the Ideal boiler is connected to a Nest smart learning thermostat for a perfect temperature all year round.

On the first floor are two good-sized double bedrooms, both with Victorian-style replacement wooden floorboards and stripped panelled doors with tactile beehive doorknobs.

Running across the full width of the house, the main bedroom has two casement windows, each with custom Venetian blinds and a column radiator below. The airy, restful Scandi decor continues here with Farrow & Ball 'Pale Powder' walls, an exposed brick fireplace and Bert & May tiled hearth – to match the one downstairs – and a contemporary exposed bulb pendant fitting above the bed. Fitted floor-to-ceiling alcove storage provide ample space for two.

In the second bedroom, the large window and Farrow & Ball 'Pink Ground' walls ensure

a bright and welcoming feel, while a ceiling hatch allows access to the boarded loft via an ingenious unfurling wooden staircase. Subject to the necessary consents, the roof space provides a great opportunity for an extra bedroom or study.

OUTDOORS – A SERENE ESCAPE

To the back of the house lies a 30-foot northwest-facing garden, which was recently upgraded with a Balau hardwood deck and a new flower bed framing the lawn. In a nod to the flooring inside, the patio is laid with attractive London brick in a similar basketweave pattern. There's also a useful garden shed and swan-neck lighting, adding to the considered touches that appear throughout this beautiful home.

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Oakdale Road, Leytonstone E11



APPROXIMATE FLOOR AREAS

Ground Floor
518 SQ. FT
(48.12 SQ. M)

First Floor
282 SQ. FT
(26.21 SQ. M)

Gross Internal Floor Area
800 SQ. FT
(74.33 SQ. M)

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

The neighbourhood



Francis Road, E10

GETTING AROUND

With numerous local transport options, including several bus routes that stop on Grove Green Road, the property is exceptionally well-connected. Equidistant between Leytonstone (15 minutes' walk) and Leyton (13 minutes) Tube stations and close to Leytonstone High Road Overground (15 mins), you can make short work of getting into Central London and Canary Wharf, as well as for trips

to Camden, Hackney, Hampstead, and Stratford.

IN THE NEIGHBOURHOOD

Oakdale Road is just a few minutes' walk from the wonderful village scene on Francis Road, with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread, Yardarm for lunch or dinner and a fantastic wine shop, Phlox bookstore and Edie Rose florist. Events are regularly held

on the road, from the recent 'Francis Road Lates' featuring food trucks, cocktails, and discos for the kids, to Halloween parties and Christmas carols.

Several great pubs – the Red Lion, The Northcote, Heathcote & Star and The Filly Brook – as well as High Road Leytonstone's pubs and cafés, are all within a short wander.

Local owners also particularly recommend breakfast, lunch and coffee at Unity Café; the excellent fish and chips (including gluten-free options) at Chris' Fish Bar; The Olive for Turkish food and flamenco nights; and the delicious fare at Mum Likes Thai Food. They also love the friendly vibe at Studio M reformer Pilates studio next to Leytonstone High Road station.

There are several local parks in the area, as well as good running routes that lead to Hackney Marshes, Wanstead Flats (where you can drop by Back to Ours for fresh coffee and pastries), and Epping Forest. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, both nearby. Also worth visiting are Brewster Road Park (adjacent to a community

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garden), Harrow Playing Fields, Jubilee Pond, Victoria Park, Hackney Bumps Skate Park and Sidmouth Park.

Alternatively, head to Stratford for retail therapy at Westfield and enjoy the wide-open spaces in Queen Elizabeth Park. The development around the park is on the rise, with the new East Bank cultural hub opening up world-class cultural experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

SCHOOLS

Several well-performing local schools and numerous nurseries are close by, including Newport Primary (a six-minute walk, Ofsted-rated 'Outstanding') and Dawlish Primary (12 minutes), with the area particularly well-located for sought-after activities and groups for babies, children, and parents.

A note from the owners

“We adore this house. It’s a wonderful place for entertaining, from intimate dinners to New Year’s Eve parties with conversations drifting across the ground floor, to big family Sunday barbecues on the garden deck. It was our first home together and, since buying it, we’ve got married, so it holds enormous meaning for us. It’s been a place of fun, love and calm in a neighbourhood we never want to leave. We hope it will play as pivotal a role in the next owners’ lives as it has in ours.”



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