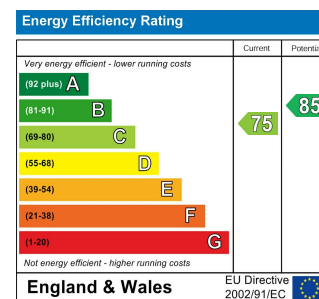




Total Area (Excluding Lean To): 174.2 m<sup>2</sup> ... 1875 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## FAIRLOP ROAD, LEYTONSTONE

Offers In Excess Of £1,100,000 Freehold  
4 Bed House - Terraced



### Features:

- Four Bedroom House
- Bay Fronted
- Driveway
- Basement Room with Bathroom
- Packed With Period features
- Close to Leytonstone Station
- South West Facing Garden

This uniquely developed four-bedroom Victorian townhouse is an accomplishment in architecture, bursting with original features and creative design.

Arranged over three substantial floors, highlights include the south-west facing garden, driveway, large basement with bathroom, tasteful decor and bespoke touches throughout. As for the location, although you're less than a half mile on foot from Leytonstone tube and the bustling High Road just beyond, the wild green space of Epping Forest and Hollow Ponds is just a short stroll away.

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#### IF YOU LIVED HERE...

You'll be enjoying a unique, characterful property with a whole host of well-crafted, bespoke touches from the moment you approach that grand frontage. Step into your hallway, where you'll admire the contrast paintwork and artfully restored original floorboards, leading you down to your lower ground floor for a self-contained space that could be used in multiple ways, including a large studio bedroom. Charming original beams run above classic parquet flooring, while the bathroom here has been carefully designed, with eye-catching fittings, classic tiling and a cheery pop of colour. Upstairs, your through-lounge totals an impressive 350 square feet, with the two striking fire surrounds acting as focal points. Other highlights include the original internal doors, timber floorboards and ornate beading. Light flows in from the large bay window to the front and a gorgeous oversized door set with stained glass to the rear. Step through for your handy conservatory, leading to your lush rear garden, bursting with thriving greenery flourishing a plum tree, raspberry tree, mulberry tree and elderflower. Also at the rear, you'll find your kitchen/diner, which has been designed with impeccable taste. Over 25 feet in length, it's decked out in bespoke plywood cabinets, copper fittings and a ceramic butler basin, plus overhead beams in the dining area. Upstairs again and your master bedroom is a vast double of 300 square feet, with natural light pouring from that large bay window. There's another double in this front section of the property, plus two rooms at the rear, one of which has been conveniently converted into a self-contained utility space, with more of those beautifully crafted units and another ceramic butler basin. The bathroom on this floor is stunning too, with glossy tiles and contrast grouting for a classic look that

balances tradition with all the convenience you'd want here.

Outside, Leytonstone tube station is less than half a mile on foot. Sitting in Zone 3 on the Central line, from here you have direct 14 minute trips to Liverpool Street, putting the City less than a half hour away door to door. Venture a little further for the supermarkets, stores and amenities of the High Road, including Time Out favourite Singburi - sure to be your go-to for takeout. Even closer to home, you'll find the Grove Green Road hub; The Filly Brook, Heathcote & Star and Arch Deli there and sure to become faves. The part-pedestrianised Francis Road is just a bit further, where you'll find an eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to mouth-watering patisserie Morny and independent store Dreamhouse records.

#### WHAT ELSE?

- Parents will be pleased to know you have a choice 'Good' and 'Outstanding' primary and secondary schools in the area.
- You have a private driveway with space for two cars, and drivers can be on the North Circular in less than ten minutes.
- The Rear Window Restaurant, part of the Sir Alfred Hitchcock Hotel, and the brainchild of the team behind The Ivy, is well worth a visit after a ramble at Hollow Ponds.



#### A WORD FROM THE OWNER...

"We fell in love with the distinctive style of the house from the moment we saw it. The black and grey frontage stands out with character on Fairlop Road and this character is matched by the decor and character inside: original features such as high ceilings, ornate porticos, victorian fireplaces and sash windows are counterposed by designer wooden beam ceilings in the kitchen and basement and brass industrial taps and pipes. The garden is a large space with several clear areas, fruiting trees and many flowering plants, and sun traps throughout the day. There is a handy access to a side street at the back of the garden. The private driveway at the front of the house has invaluable space for two cars. Drivers can be on the North Circular within ten minutes with easy access around and outside London. The house is less than ten minutes walk to Leytonstone Tube and then just 14 minutes by Central Line to Liverpool street and 20 minutes to Oxford Street. Leyton Midland Overground station is also just ten minutes walk away. There are a wealth of shops, restaurants and great pubs nearby - from Francis Road to Leytonstone High Street. Nearby supermarkets and grocers are also within ten minutes walk of the house in many directions. Nearby there are many green spaces to enjoy - Hollow Ponds and Hackney Marshes within 15 minutes walk as well as the great expanse of Epping Forest a short drive away. Parents will be pleased to know that you have no fewer than 23 primary/secondary schools less than a mile away on foot."

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**Bedroom**  
13'9" x 24'7"

**Bathroom**  
6'3" x 11'7"

**Reception**  
13'6" x 14'7"

**Reception**  
11'7" x 12'1"

**Lean To**  
6'4" x 12'0"

**Kitchen / Diner**  
11'2" x 25'3"

**Bedroom**  
18'3" x 14'6"

**Bedroom**  
12'0" x 12'2"

**Bathroom**  
7'1" x 4'5"

**Utility**  
11'3" x 8'1"

**Bedroom**  
11'3" x 9'11"

**Garden**  
approx. 89'8" x 18'6"

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