

Oakdale Road | Leytonstone E11

*For memories made
and memories to come.*

OAKDALE ROAD, LEYTONSTONE E11

“An exposed brick fireplace with geometric Bert & May tiled hearth contrasts with walls painted in Farrow & Ball’s iconic School House White.”

Stylishly renovated with beautiful hardwood parquet flooring, column radiators, encaustic tiles and Crittal-style doors, this lovely Victorian house has been thoughtfully designed to maximise the incredible light and sense of space in every room.

This quiet and tree-lined residential street is renowned for its friendly community and is close to tube and Overground stations, with the buzz of Leytonstone and the village vibe of Francis Road both on the doorstep.

The house greets you with a painted brickwork exterior and a reeded glass panelled door painted in Charlotte’s Locks by Farrow & Ball paired with brass furniture. The welcoming entrance hall has a traditional-style three-column radiator, glass globe pendant light, handy understairs cupboard and solid hardwood parquet 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. An exposed brick fireplace with geometric Bert & May tiled hearth contrasts with walls painted in Farrow & 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.

“Black Crittal-style steel windows and French doors are paired with a trio of large Velux windows.”

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

As you enter the extension to the left, the bathroom is 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,

while the bath is fitted with a tropical overhead shower. Above, a Velux window in the high sloping ceiling bathes the room in light whilst maintaining perfect privacy.

Through to the kitchen, black Crittal-style steel windows and French doors are paired with a trio of large Velux windows and a high sloping ceiling to give an impressive feeling of space. The wood parquet flooring is complemented by handleless white units, a bespoke Italian marble work surface, Dyke & Dean pendant lights and a white Bert & May tiled splashback. There's room for a range oven under the stainless-steel NEFF triple-filter extractor hood, while an Electrolux dishwasher, AEG washer/dryer and Bosch fridge-freezer complete the selection of high-quality appliances. Installed in 2018, 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.

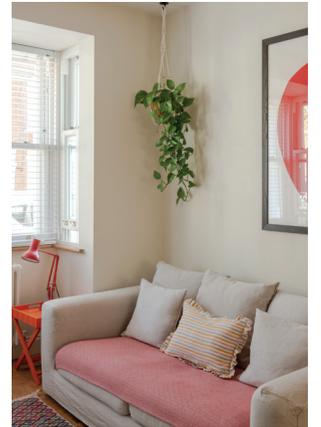
Running across the full width of the house, the primary bedroom has two casement windows, each with custom Venetian blinds and a column radiator below. The airy, restful Scandi decor continues with whitewashed walls, an exposed brick fireplace and Bert & May tiled hearth to match the one downstairs. A contemporary exposed bulb pendant hangs above the bed.

In the second bedroom, the large window and fresh white walls ensure a bright and welcoming feel, while a ceiling hatch allows access to the boarded loft via an ingenious unfurling wooden staircase.

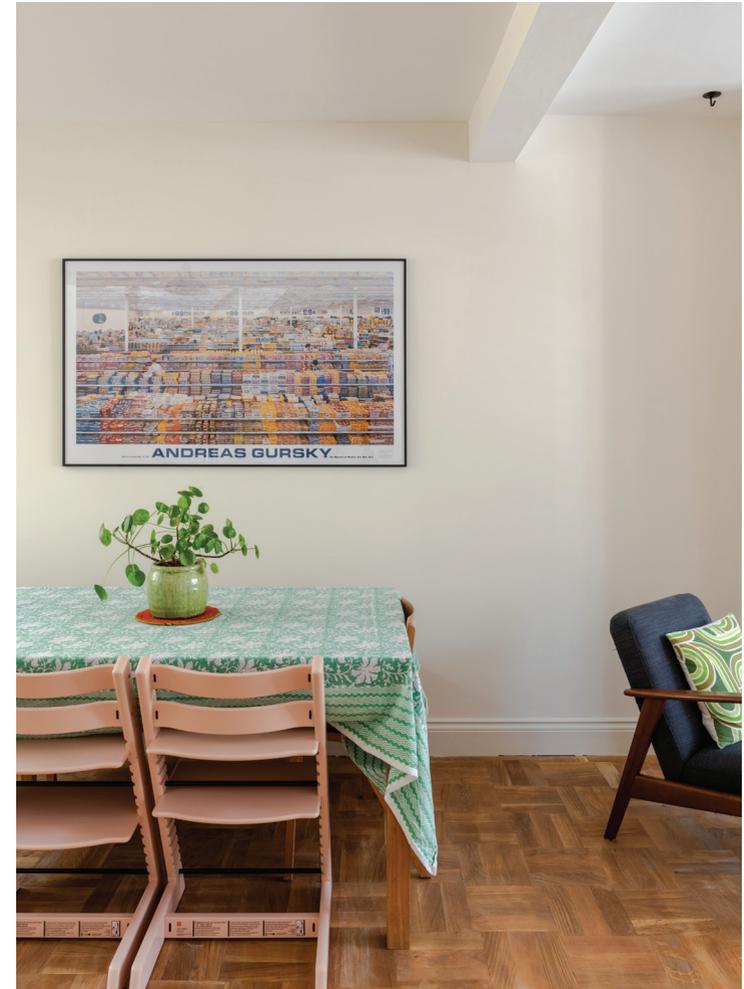
Subject to the necessary consents, the roof space provides a great opportunity for an extra bedroom or study.

To the back of the house lies a 30ft approx. north-west-facing garden. In a nod to the parquet flooring inside, the patio is laid with attractive London brick in a similar basketweave pattern. A lawned area sits between this and a second suntrap patio at the end, with a useful garden shed and swan-neck light adding to the considered touches that appear throughout this beautiful home.

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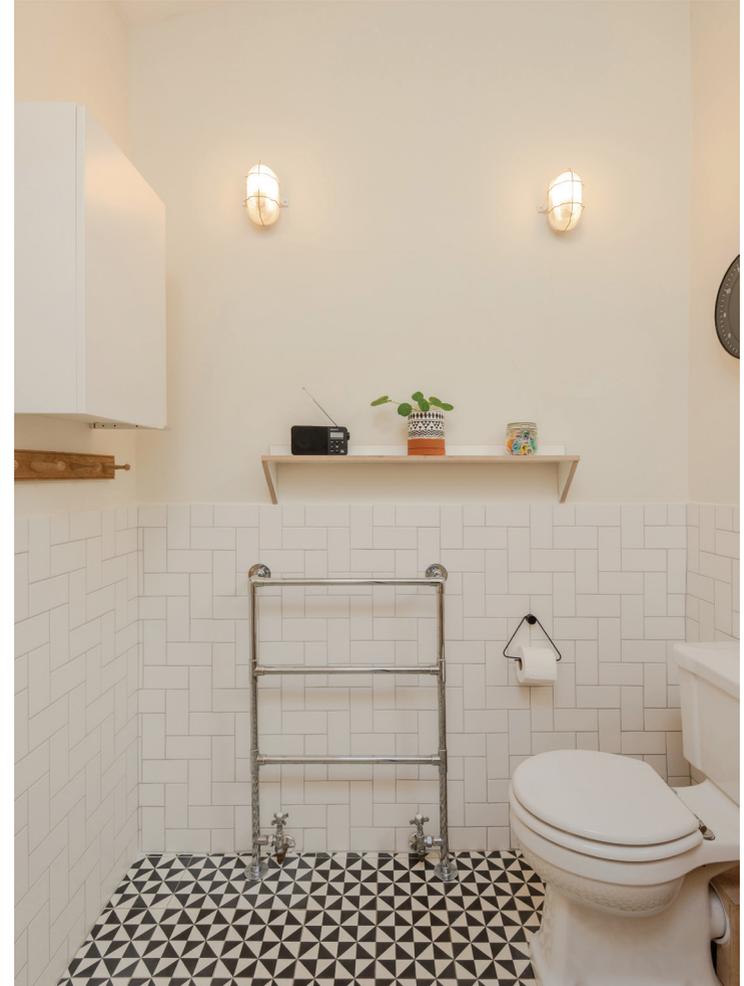
LIVING ROOM



DINING AREA



DINING KITCHEN



BATHROOM



GARDEN

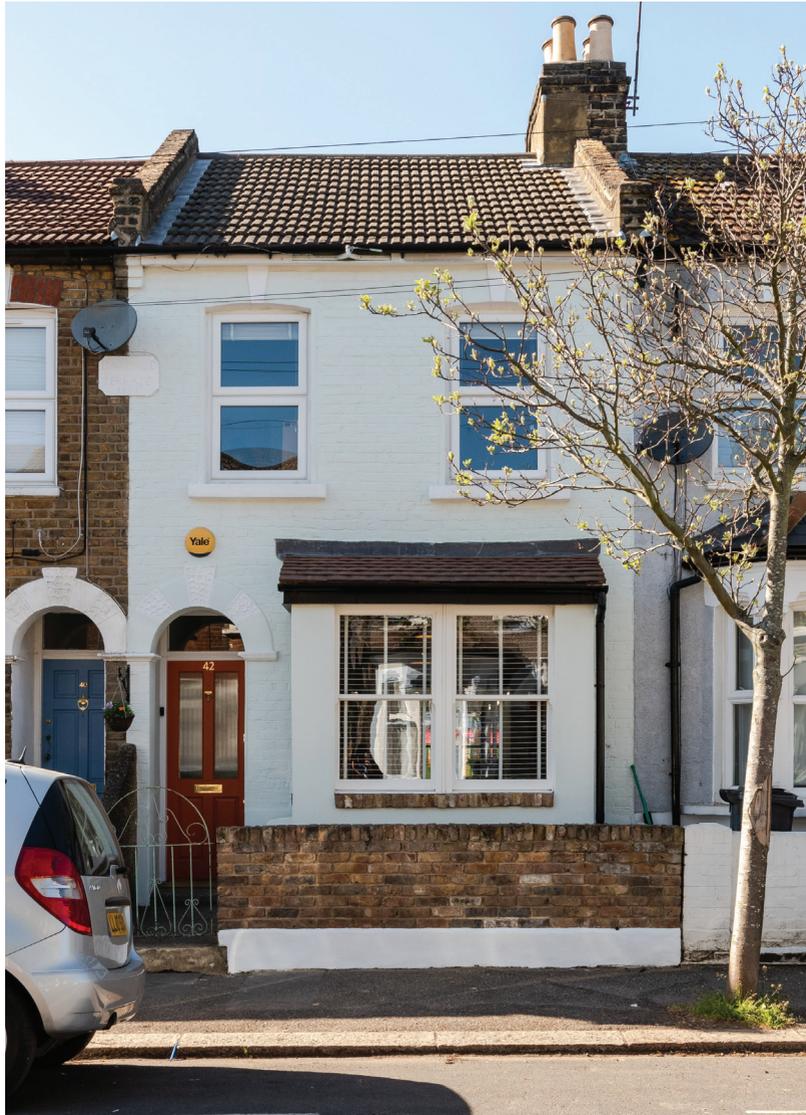


PRIMARY BEDROOM



SECOND BEDROOM

FRONT OF HOUSE



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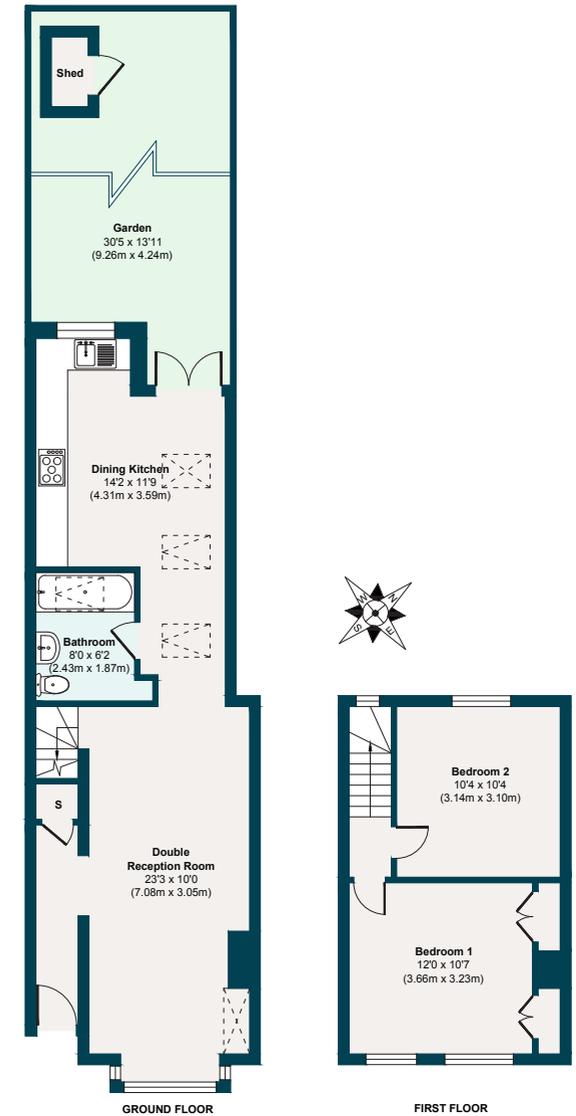
APPROXIMATE FLOOR AREAS

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

Heading into the neighbourhood, the local lifestyle is varied and full. The wonderful village scene on Francis Road is just 5 minutes' walk away with shops, bars and delis including Marmelo Kitchen restaurant, Yardarm wine bar and shop, Phlox bookstore, Edie Rose florist and Pause yoga studio. The newly opened Unity Café with an outdoor terrace, four great pubs - The Northcote, Leyton Technical, Heathcote & Star and The Fillybrook- and High Road Leytonstone's pubs and cafes are all within a short wander.

With so much local transport, including plenty of local bus routes stopping on nearby Grove Green Road, the house is extremely well connected. Leytonstone tube and High Road Leytonstone Overground stations are both a short walk away, making it easy to get to Central London and Canary Wharf, as well as for trips to Camden, Hackney, Hampstead and - for retail therapy at Westfield and wide-open space in the Queen Elizabeth Park - Stratford.

There are several local parks in the area, as well as good running routes through to Hackney Marshes, Wanstead Flats and Epping Forest. Also nearby are several well-performing local schools including George Tomlinson, Newport Primary and Norlington for Boys, along with numerous nurseries.

A NOTE FROM THE OWNERS



“As well as the friendly street and the wider area itself, we love the space, the light, and the sociable layout of the house, which is perfect for everything from dinner parties and BBQs in the garden, to kitchen dances with our little girls.”

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