

*For memories made
and memories to come.*

FERNDALE ROAD, LEYTONSTONE E11

“A trove of heritage and an artistic Scandi style that’s pleasingly raw and refined.”

This beautifully styled and renovated three-bedroom Victorian house in Leytonstone’s Ferndale neighbourhood is a trove of heritage and character and includes a loft conversion, contemporary garden and sleek dining kitchen among its arsenal of enchanting qualities.

The owners have pulled on a diversity of influences that openly celebrates

the rich collection of Victorian features while embracing mid-century and contemporary design. A decor palette of deep grey woodwork, white walls and art deco accent colours sits alongside painted and exposed original floorboards in an artistic Scandi style that’s pleasingly raw and refined.

There’s a real love of heritage on show, not least in the loving replacement of the original sashes and front door with new hardwood double-glazed models that, along with restoring the entrance corbels, retain an authentic exterior.

“Bi-folding doors open the entire back wall to the garden with a level threshold providing a seamless transition.”

Beyond the checkerboard path and into the hall (with a useful cellar below), there's an immediate sense of attention to detail and artistic flair that continues throughout.

Cast iron fireplaces adorn each chimney breast in the double reception room, with original cornicing and ceiling roses intact overhead. A large bay at the front and glazed French doors at the back pull in light from both ends, while the removal of the wall between the dining section and entrance hall creates noticeably more space.

In the kitchen, plentiful units in glossy white with sleek routed handles conceal an integrated dishwasher and washing

machine, accompanied by a stainless steel Smeg cooking range and wide extractor hood. A modern white enamel sink is set into bespoke worktops crafted by Leyton-based firm Constructive & Co: the lacquered birch ply has an azure laminate and widens into an integrated breakfast bar that gives way to a light and spacious dining area. At the end, bi-folding doors open the entire back wall to the garden with a level threshold providing a seamless transition. Gorgeous oak parquet covers the entire floor, while thoughtful pendants and articulated wall lamps add to a social and warm ambiance.

Upstairs, three double bedrooms and the family bathroom make up the first floor accommodation. The biggest bedroom runs across the whole front of the house and has custom made birch ply wardrobes, shelving and units and a cast iron fireplace. The other two bedrooms overlook the garden, and one also has a fireplace.

The oversized bathroom has been enlarged to make space for a walk-in shower with a glass screen and a blast of colour from hand-made encaustic tiles in aqua and milk. There's a large separate bath, a wash basin mounted into a mid-century vanity unit, and a combination of white metro tiles and honeycomb mosaics. A bespoke, hand-made stained glass panel offers additional character whilst allowing light into the adjoining hallway to the rear bedroom.

A full staircase leads from the landing to the loft, where the raw finish feels a bit like an artist's studio: white walls and eaves; exposed bricks; dark grey roof joists and twin Velux windows pulling in plenty of daylight. The space is currently used for storage but has the potential to finesse this space into a more polished bedroom or study.

Finishing touches of polished brass doorknobs to the Victorian panelled

doors, modern column radiators, a new boiler installed in 2016 and even additional wall insulation complete an interior where seemingly nothing has been forgotten.

Outside, the 28ft garden is an absolute showpiece. The side return is covered in Black Basalt decorative stones, while a large dining deck and lawn are surrounded by raised beds of structural plants including Tamarix, Japanese Acer and Fig trees, Jasmine and Passion flower – all behind railway sleepers in a striking, contemporary and distinctly tropical setting.

“A striking, contemporary and distinctly tropical setting with Tamararix, Japanese Acer, Fig Trees, and Passion flower.”



DOUBLE RECEPTION FRONT SECTION



DOUBLE RECEPTION REAR SECTION



ENTRANCE HALL





DINING KITCHEN



GARDEN



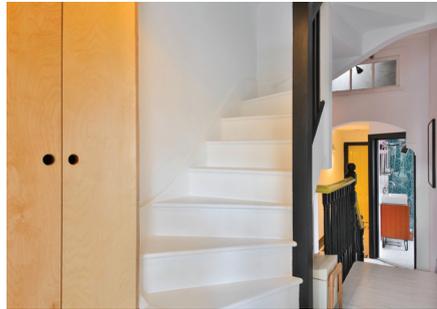
PRIMARY BEDROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM / LANDING



FRONT OF HOUSE

THE NEIGHBOURHOOD

The Ferndale neighbourhood occupies a position between the High Road and Wanstead Flats, directly beneath the streets of Bushwood and handy for enjoying Leytonstone's local scene, with wine lovers particularly well looked after.

To Be Consumed wine bar in the arches of Leytonstone High Road Overground station is at the end of the street, while the Theatre of Wine shop is just around the corner. Wandering up the High Road you'll find many more local favourites including The Red Lion, The Birds and The North Star pubs, Wild Goose Bakery and Perky Blenders coffee shop, along with swift access to Central London from Leytonstone Underground station.

At the eastern end of Ferndale Road is the entrance to Wanstead Flats, one of the most beautiful areas of open space in East London and a wonderful place to explore nature, exercise or simply hang out.

Finally, a number of well-performing local primary schools nearby include George Tomlinson (Ofsted 'Good') and Davies Lane (Ofsted 'Outstanding').

FERNDALE ROAD, LEYTONSTONE E11

APPROXIMATE FLOOR AREAS

Basement
91 SQ. FT
(8.54 SQ. M)

Ground Floor
668 SQ. FT
(62.10 SQ. M)

First Floor
651 SQ. FT
(60.50 SQ. M)

Loft Space
206 SQ. FT
(19.20 SQ. M)

Gross Internal Floor area
1618 SQ. FT
150.35 SQ. M



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

EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544