



**For memories made  
and memories to come.**

## HIGH ROAD LEYTONSTONE | BUSHWOOD E11

*“An impressive, carpeted staircase with woodwork painted in inky blue tones instantly gives you a flavour of the building’s period origins.”*

Set on the second floor of a Grade II listed building, this immaculate two-bedroom Georgian apartment in Bushwood is a spacious and tranquil retreat nestled behind Leytonstone’s popular High Road. Not only is there a huge range of restaurants, travel options and amenities on your doorstep, but the open expanse of Wanstead Flats is only five minutes away on foot.

The ‘blue plaque’ property, which dates to the 1700’s, retains its heritage in its

generous proportions, textured wooden wall panelling, coved ceilings and original waxed pitch pine shutters. Combined with polished wooden floorboards, a new bespoke kitchen and a stylish bathroom, the apartment’s fresh, modern colour palette also maximises the abundant natural light throughout.

On arrival, you’re met by a traditional Georgian brick and stone frontage, complete with portico and black wrought iron railings. Step through into a communal entrance hallway, where an impressive, carpeted staircase with woodwork painted in inky blue tones instantly gives you a flavour of the building’s period origins. This area was recently redecorated by the current owners and their neighbours, who use their share of the freehold to oversee the maintenance of the residence.

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*“Elegantly-coved ceilings and walls painted in Little Greene’s Slaked Lime showcase the apartment’s stunning wooden wall panelling.”*

On the second level, your private front door opens into a wide hallway. The solid wood floorboards underfoot continue into the living room, kitchen and bathroom, tying the shared areas of the home together.

Begin in the fabulously sized living and dining room to your left. Here, elegantly-coved ceilings and walls painted in Little Greene’s Slaked Lime showcase the apartment’s stunning wooden wall panelling.

Recessed oversized spotlights and two large sash windows with original timber shutters provide light and privacy as the mood requires, while a showstopping original cast-iron fireplace with a decorative surround is a fantastic focal point.

The kitchen adjoins the living room to the rear and enjoys peaceful views over the neighbouring gardens. Newly fitted in 2021, it has been designed to be both beautiful and practical. Bespoke cabinetry with Blum soft-close drawers has been handpainted in Little Greene’s Boxington Green and finished with nickel handles and a Quartzforms Lavic Navajo worktop. White-painted wall panelling, recessed downlights and a white tiled splashback give the room an airy feel, while appliances include an integrated dishwasher, washing machine,

oven and four-ring gas hob, stainless steel extractor hood, a butler sink with chrome Blanco tap and space for a fridge-freezer.

Returning to the hallway, you’ll find the bathroom opposite the front door – a calm, light-filled space thanks to the large, shuttered sash window with a deep sill. Slate grey tiles surround a Japanese-style bath with frameless glass-screened shower, while a modern pedestal basin and close-coupled loo balance the panelling opposite, which is punctuated by handy traditional ceramic-tipped wall hooks.

At the back of the apartment, you’ll discover the super king-sized master bedroom, with a matching pair of sash windows and bespoke inset blackout blinds. The fitted neutral carpet here

complements the soothing pale tones to the panelled walls and the feature fireplace with exposed brickwork.

Beyond, the large front double bedroom overlooks the street via two large sash windows with white panelled shutters. A soft grey carpet is paired with Sanderson’s Ming Gold paintwork and there’s yet another lovely fireplace with stone hearth.

*“Bespoke cabinetry with Blum soft-close drawers has been handpainted in Little Greene’s Boxington Green and finished with nickel handles.”*

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RECEPTION ROOM



RECEPTION ROOM



KITCHEN

EELEVEN



PRIMARY BEDROOM



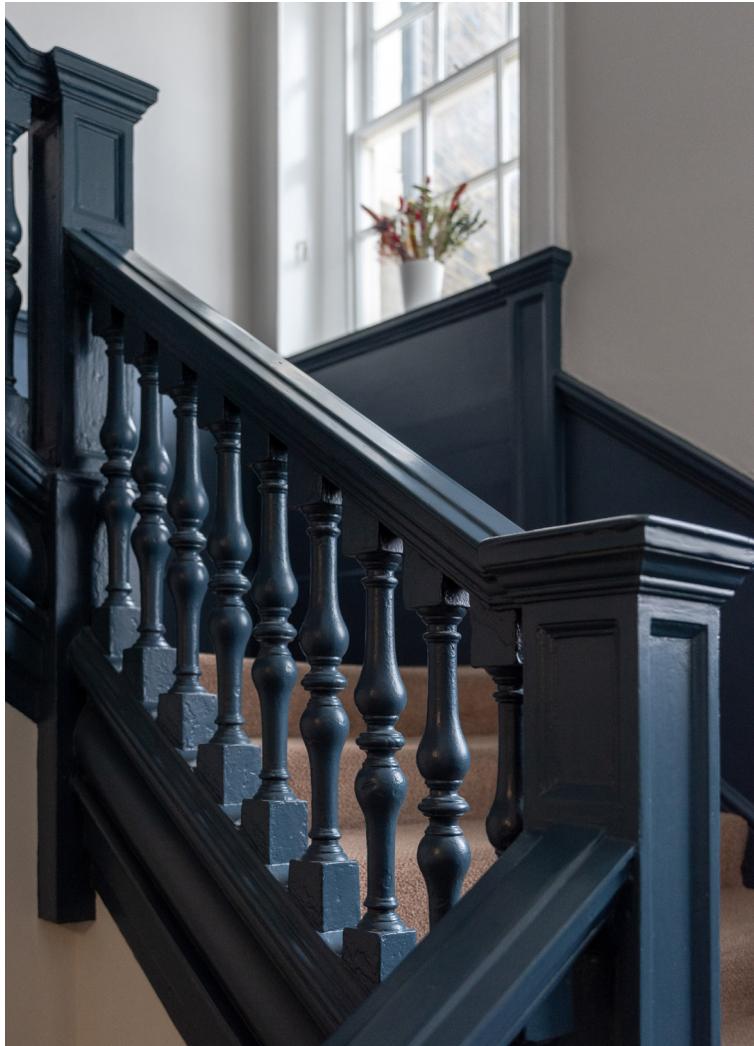
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## BEDROOM



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## BATHROOM



STAIRS



FRONTAGE

## THE NEIGHBOURHOOD

On the fringes of a group of residential streets that form Bushwood, the apartment sits within the most in-demand of the Leytonstone neighbourhoods. Super convenient, delightfully neighbourly and sandwiched between the beautiful green spaces of Wanstead Flats and the bustling East London vibe of Leytonstone, it's a location for those that want the best of both worlds and everything at their fingertips. Bushwood even has its own very active residents' association and newspaper - Bush Telegraph.

Wanstead Flats

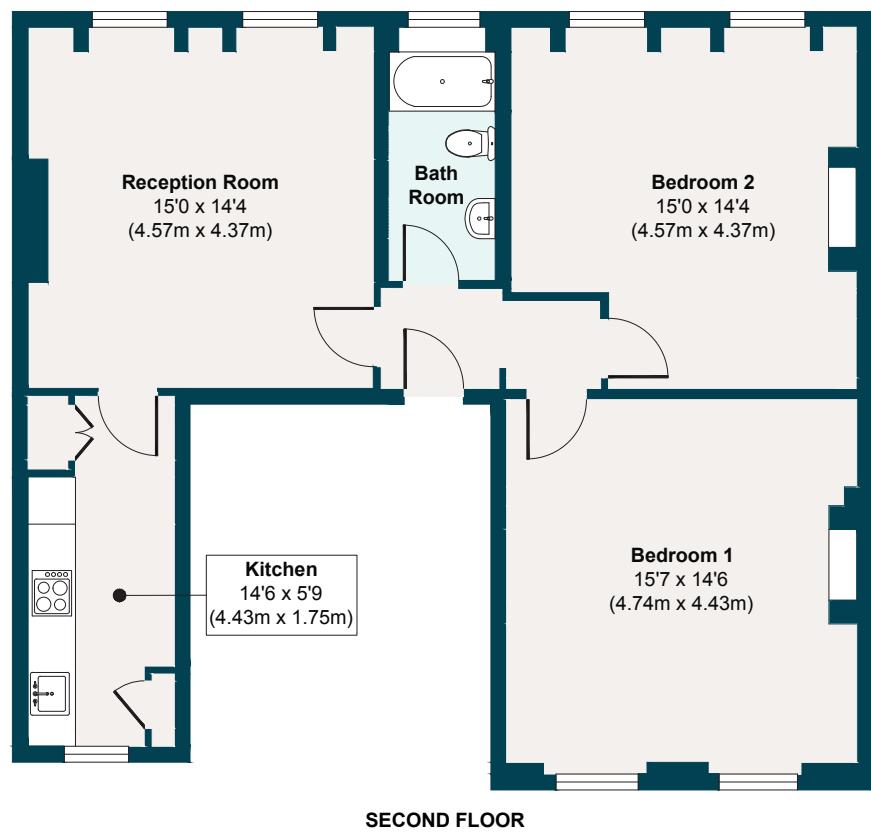


Name a happening Leytonstone venue, and you'll find it within a few minutes' walk - The North Star, The Birds and The Red Lion pubs, Wild Goose Bakery, Perky Blenders and more.

The current owners particularly recommend Singburi for its delicious Thai cuisine, Mora for authentic Sardinian food and handmade pasta, and Japanese small plates and okonomiyaki at Filly Brook. They also love the yearly Leytonstone Arts Trail and the Turning Earth pottery studio, which is just a short bike ride away in Leyton.

Local primary schools include the Ofsted-rated 'Good' George Tomlinson Primary School and Our Lady of Lourdes, and the 'Outstanding' Davies Lane Primary School. About a four-minute walk, Leytonstone Underground (Central Line) runs trains (24 hours at weekends) direct to the City and West End as well as Stratford for Westfield, East Village, and a swift change to the DLR for Canary Wharf. In addition, bus routes serve the High Road, with cycling boosted by the Mini Holland scheme.

## HIGH ROAD LEYTONSTONE | BUSHWOOD E11



APPROXIMATE FLOOR AREA  
834 SQ. FT / (77.47 SQ. M)

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

## NOTES

### A NOTE FROM THE OWNERS



*"It's been a joy to live in a building with so much character and history. The east/west aspect is ideal - it's lovely making breakfast with the sun rising through the kitchen window, and we enjoy great sunset views from the living room over the rooftops and trees. Although we have everything on our doorstep, being tucked behind the high street feels calm and peaceful. We also love a summer picnic amongst the wild nature of Wanstead Park - you wouldn't know you're so close to Central London!"*

NOTES

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Design-conscious estate agency.

[eeleven.co.uk](http://eeleven.co.uk) | 020 8539 9544