
Forest Glade, Upper Leytonstone E11

- ◆ First-floor Edwardian flat
- ◆ Freehold
- ◆ Two double bedrooms
- ◆ Large living room with bay window
- ◆ Bright & modern dining kitchen
- ◆ Period details throughout
- ◆ 92-foot south-facing garden
- ◆ Loft space with potential to extend into
- ◆ Conservation area & no-through road
- ◆ Opposite Epping Forest

An abundance of period charm and modern upgrades go hand-in-hand in this Edwardian converted flat within a stone's throw of Hollow Pond. True to its name, Forest Glade is a peaceful no-through road in a conservation area, surrounded by mature trees, creating a feeling of countryside emersion in the heart of Leytonstone. Inside, the flat enjoys a warm and spacious atmosphere, with high ceilings, expansive sash windows, and numerous period details. Nestled on the first floor of an Edwardian house, it also benefits from a beautiful garden extending to 92-feet.

The first-floor flat benefits from the freehold of the entire building, including the loft space, providing excellent potential for a loft conversion (subject to the necessary planning permissions).

Upon arrival, an attractive Edwardian façade in yellow London stock brick, featuring a handsome gabled roofline with decorative timber detailing and large sash windows, faces the treeline beyond. The owners are in the process of repainting the top half of the property and renovating the windows and sills to ensure they are in pristine condition before the sale.

The full-height square bay and charming arched porch add character, while a small front garden with a low brick wall, gate, and terracotta path provides a welcoming

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“Filling the front of the flat, the living room enjoys uninterrupted views of Epping Forest from a spacious bay window and a separate sash window.”

approach to the recessed front door, framed by decorative chequered tiling and stained-glass inserts.

STEP INSIDE – EDWARDIAN CHARM & LEAFY VIEWS

Step inside a shared hallway, where you'll find access to a private entrance and stairs leading onto the split-level landing, which is laid with a grey carpet and painted in white to emphasise the incredibly tall walls and coved ceiling. Behind stripped wood doors, there's plenty of built-in storage. You'll find access to the

Filling the front of the flat, the living room

enjoys uninterrupted views of Epping Forest from a spacious bay window and a separate sash window. Exposed varnished floorboards and neutral wall tones let the period features do all the work, from the elegant ceiling coving and high picture rails to the gorgeous period cast-iron fireplace with tiled inserts and elegant stone mantelpiece. Practical shelves fill the recesses on either side, and there's space for a dining area.

In the kitchen, a large sash window with a fitted blind frames the colourful garden above the deep butler sink, while grey shaker-style cabinetry with chrome cup handles wrap around the room, offering ample storage space for food and kitchenware while leaving room for a breakfast table. Wooden shelves match the work surfaces and engineered wood flooring for a natural finish that coordinates with a beautiful exposed brick wall backing another charming period cast-iron tiled fireplace. You'll also find additional storage behind the stripped cupboard door, along with an

integrated AEG oven (with stainless-steel gas hob and extractor hood), an AEG dishwasher, and an Indesit washing machine. There's room for a freestanding fridge-freezer as well.

In the bathroom, glossy white metro wall tiles add a modern touch to the traditional-style low-level toilet and pedestal basin with chrome tapware. A screened Grohe shower is fitted above a panelled bath, with high cupboards and corner shelves for practicality. A botanical blind and a lower frosted pane also bring privacy to the large side sash.

Facing the garden through two huge sash windows, the primary bedroom is a peaceful, light-filled retreat fitted with a soft carpet and painted in neutral tones. Patterned tiled inserts and a coordinating hearth adorn the feature period fireplace, and there's lots of storage, with an integrated cupboard behind a stripped door filling one alcove (with space above) and room for a freestanding wardrobe on the other side.

Brightened by a big sash window and a central pendant, bedroom two has white walls and exposed floorboards; high picture rails and a cast-iron period fireplace bring character. Currently a child's bedroom, it could also be used as a guest space or home office.

OUTDOORS – A SPACIOUS SUN TRAP

Accessed from the side of the house, the south-facing garden is a generous 92-feet, so there's plenty of space to relax and entertain. Fully enclosed by timber fencing and brick walls, the garden is well-established, with colourful brick-edged borders and mature oak, fig, and ash trees dotting a large lawn that kids will love playing on. Nearer the house, an extensive paved terrace feels very sheltered and private. A shed provides added storage.

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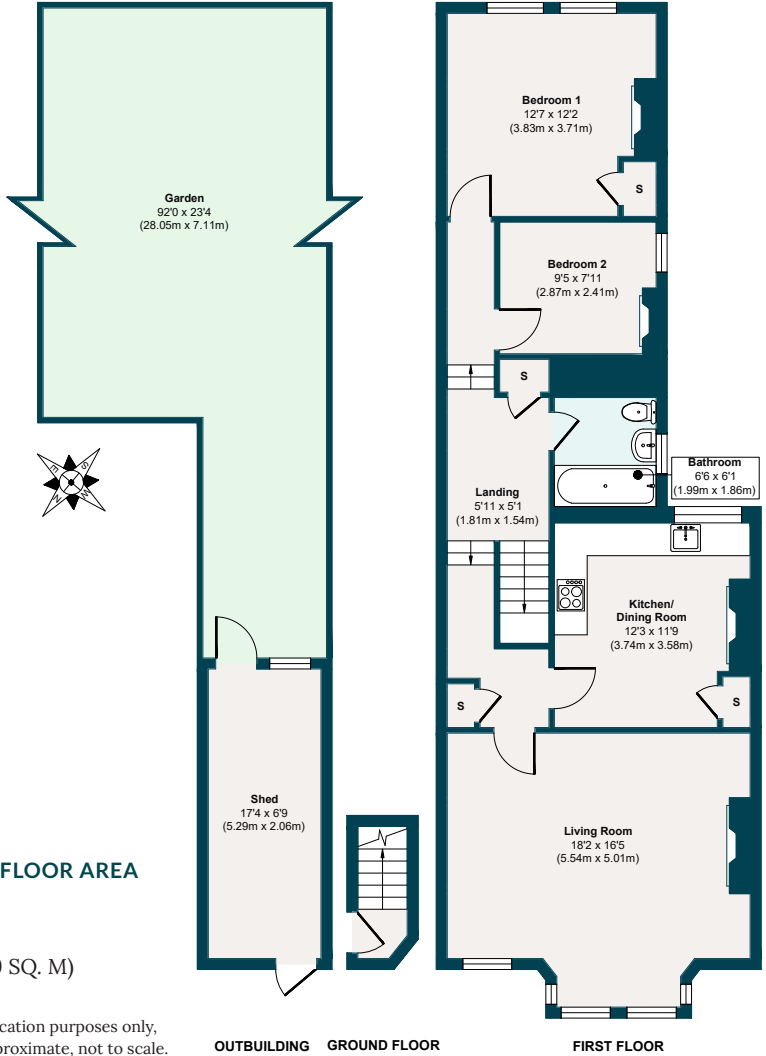








Forest Glade, Upper Leytonstone E11



APPROXIMATE FLOOR AREA

Second Floor

863 SQ. FT (80.19 SQ. M)

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

The neighbourhood

Hollow Pond



GETTING AROUND

Forest Glade occupies a convenient spot in Upper Leytonstone, about a 20-minute walk from Leytonstone Underground

(Central Line – 24 hours at weekends) and from Leyton Midland Road station. Alternatively, hop onto the A12 and head down to Stratford to shop and enjoy

sporting events and concerts at the London Stadium. From there, you can continue to Canary Wharf or take the A11 into the heart of the city.

IN THE NEIGHBOURHOOD

The town centre is also close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, and plenty more.

Local sellers particularly recommend the new neighbourhood café Out of the Woods for a delicious breakfast, brunch or lunch; Homies on Donkeys for amazing Mexican fare; and The Red Lion pub. Also Perky Blenders for great coffee and brunch; The North Star, Filly Brook, or the Heathcote & Star for drinks; Yardarm for wine; and Bocca Bocca for delicious pizza; as well as Gail's Bakery, The Ginger Pig and Harvey's greengrocers in nearby Wanstead.

Other local favourites include Nirvana Brewery and Decanteur for drinks, Burnt Smokehouse, the bar and restaurant at the Sir Alfred Hitchcock Hotel, San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based exercise

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classes, the friendly local newsagents for essentials, Primrose Florists for flowers and plants, and the Noted Eel and Pie House.

Some fantastic green open spaces within walking distance include Hollow Pond (three minutes) and Henry Reynolds Gardens (15 minutes), with Wanstead Flats and Park beyond. Alternatively, walk to Highams Park to visit the lake and tea hut for pizza.

SCHOOLS

Barclay Primary School (rated 'Outstanding' by Ofsted) is a 13-minute walk away. You can also reach both Gwyn Jones Primary ('Good') in just 10 minutes or Leytonstone School ('Good') in just four minutes. Noah's Ark Community Preschool is also nearby.

A note from the owners

“We have adored living here for the past 18 years, and we feel incredibly fortunate to live in such a unique and peaceful part of Leytonstone, surrounded by trees. We have fully renovated the flat, restoring all its original features to their former glory. Having Hollow Ponds and Epping Forest just moments away and the proximity to Leytonstone’s restaurants and bars, as well as central London, we have enjoyed the best of both worlds. We will be very sad to leave, but hope the new owners will love it as much as we have.”



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