
Woodville Road, Bushwood E11

- ◆ Five-bedroom Victorian house
- ◆ Stunning architect-designed kitchen
- ◆ Double reception room
- ◆ Stylish family bathroom
- ◆ Loft bathroom & downstairs WC
- ◆ Storage cellar
- ◆ Nearby to town centre & rail services
- ◆ Minutes from Wanstead Flats/Park

Nestled between Leytonstone's vibrant town centre and the serene expanse of Wanstead Flats, this five-bedroom Victorian terraced house has been designed to create a thoughtful and adaptable layout which maximises natural light and incorporates practical storage. Predominantly painted in a neutral palette of Farrow & Ball's soft whites to complement an abundance of natural materials, period details, and classic contemporary flourishes, the interior enjoys a warm, calming energy.

Following its purchase in 2013, the property underwent a full refurbishment, including complete rewiring, new roof tiles and with new power sockets and switches installed throughout. A Megaflo cylinder was installed in the loft eaves, and the heating system is controlled by a Nest thermostat for efficiency.

In 2022, a beautifully executed side return extension – designed by an architect to create a light-filled, open-plan kitchen and dining space – was added. The dining area features a pitched roof with exposed rafters, enhancing the sense of volume and architectural character.

Further enhancements in 2022 include a new family bathroom, further bespoke joinery, new internal doors, and carefully considered lighting. The windows have also been upgraded to double-glazed wooden sash units throughout, except for two in the family bathroom.

STEP INSIDE – AN ARCHITECT'S DREAM

Set on a peaceful tree-lined street, the house presents a traditional Victorian exterior. It combines London stock and red brick with charming white mouldings to the

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full-height sash bay window and recessed entrance. A brick garden wall and an iron gate stand before a slate-chipped patio with a chequered tiled path leading to a period-style front door. It is illuminated by a pendant light.

The glazed panels and transom of the front door brighten the hallway behind, where you're greeted by neutral tones to the high, coved walls. These contrast with the exposed floorboards underfoot. Tall skirting boards, a column radiator, and a refined staircase fitted with a cream runner carpet add period charm, while panelled walls in Farrow & Ball's Dead Salmon and marble floor tiles continue the scheme in the spot-lit cloakroom (which is fitted with traditional-style sanitary ware). Just off the hall, you'll also find plenty of built-in cupboard space for coats and shoes, along with access to a useful storage cellar.

Throughout the ground floor, unlacquered brass handles adorn the doors, including the

wide glazed doorway with lower panelling leading into the double reception. Here, matching interior French doors added in 2022 create a discreet partition between the front living room and a dedicated playroom, snug, or office space.

The décor and flooring echo the hallway for a seamless transition. The space has elegant coving and vertically aligned column radiators. The living room soaks in light from the handsome sash bay window. Installed in 2013, the Victorian-style cast-iron fireplace has a coordinating mantelpiece, providing a lovely focal point flanked by bespoke recessed shelving and cabinets on either side.

The kitchen is accessed via a pocket door and flooded with sunshine by conservation-style roof lights that punctuate the pitched ceiling with its exposed rafters, an angled sash window, and charming panelled French doors that open directly onto the garden.

Painted in white to contrast with the Havwoods engineered oak flooring, the kitchen and dining area benefit from water-based underfloor heating (controlled by a dedicated thermostat). Meanwhile, a carefully planned architectural lighting scheme (controlled by dimmable switches) enhances

the atmosphere throughout – including in the cosy seating nook.

The bespoke kitchen features a refined mix of glazed and solid cabinetry. The glazed cabinets are crafted from oak timber, inside and out, while the solid doors pair timber frames with fluted oak veneer panels. Corston Architectural knobs and handles complete the cabinetry with understated elegance.

At the heart of the room sits a substantial oak breakfast island with two double plug sockets, topped, like the rest of the work surfaces, in striking Taj Mahal quartzite – a luxurious natural stone. Two recessed pantries with bespoke joinery, and finished with reclaimed Iroko panels, provide exceptional storage.

Appliances include a Rangemaster cooker, a Bosch dishwasher, a tall Bosch fridge and a separate tall Bosch freezer. You'll also find a Shaws ceramic fluted sink for period flair and a Quooker boiling-water tap with an integrated cold-water filter. Behind a door with a reeded glass panel lies a utility room with a Hotpoint washing machine, a compact tumble dryer, and Perrin & Rowe double taps to the butler-style sink.

Upstairs, chrome handles finish the doors. All the bedrooms here enjoy lots of lovely natural light, Farrow & Ball paintwork and cream carpets. The primary bedroom fills the front, overlooking the leafy street from a canted bay window and an additional sash. Deep, recessed shaker-style double wardrobes with cabinets built across the top ensure everything is stored out of sight.

You'll discover two further double bedrooms lit by sash windows and pendant lights on this floor. There's also a spot-lit family bathroom, which is warmed by electric underfloor heated marble tiles controlled by an independent thermostat and a flat chrome heated towel radiator. Zellige ceramic wall tiles back a stunning double-ended roll-top bath adorned with a central Lefroy Brooks tap and shower system and a circular curtain rail. Matching tapware finishes a bespoke vanity unit, while a toilet completes the suite. Large

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sash windows keep the room bright.

Continue into the spot-lit loft conversion (warmed by column radiators) to discover another spacious double, decorated to echo the bedrooms below for a fresh, light feel. Built in 2018, it has a double-glazed door and two double-glazed white Velux windows, which draw in natural light and help regulate the temperature year-round for total comfort. Bespoke wardrobes (one double with drawers and one single without drawers) and eaves storage bring a practical touch to the space.

The smaller bedroom has been colour-drenched in Paint and Paper Library's Caddie and carpeted for a warm atmosphere. With a garden view from a double-awning window fitted with a blind, and handy eaves storage, it's perfect for its current use as an office but would also make a cosy nursery. Both rooms share a stylish spot-lit three-piece shower room with black-and-white herringbone splashbacks and a double-glazed Velux window.

OUTSIDE – A SUN-DRENCHED RETREAT

The south-facing garden has been thoughtfully designed to offer a beautiful yet low-maintenance outdoor retreat.

Reclaimed brick paving leads onto a natural lawn bordered by raised beds that provide colour and interest throughout the seasons. The planting scheme, created by a garden designer, features mature jasmine and flourishes year after year.

Railway sleepers have been cleverly used to form both the raised beds and a generous seating area, above which a wooden pergola supports established wisteria and climbing roses, creating a wonderfully atmospheric spot for outdoor dining or relaxing in the sun. Timber fencing encloses the garden on either side and to the rear, enhancing privacy.

A substantial Malvern studio and adjoining storage shed sit at the back of the garden. The studio, set on a concrete base and fully insulated with electrical sockets, is currently used for ceramics practice, offering a versatile space for creative work or a home office.

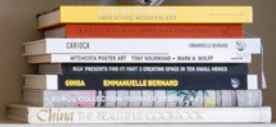
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Woodville Road, Bushwood E11

APPROXIMATE FLOOR AREAS

Cellar

65 SQ. FT (6.04 SQ. M)

Ground Floor

978 SQ. FT (90.95 SQ. M)

First Floor

622 SQ. FT (57.79 SQ. M)

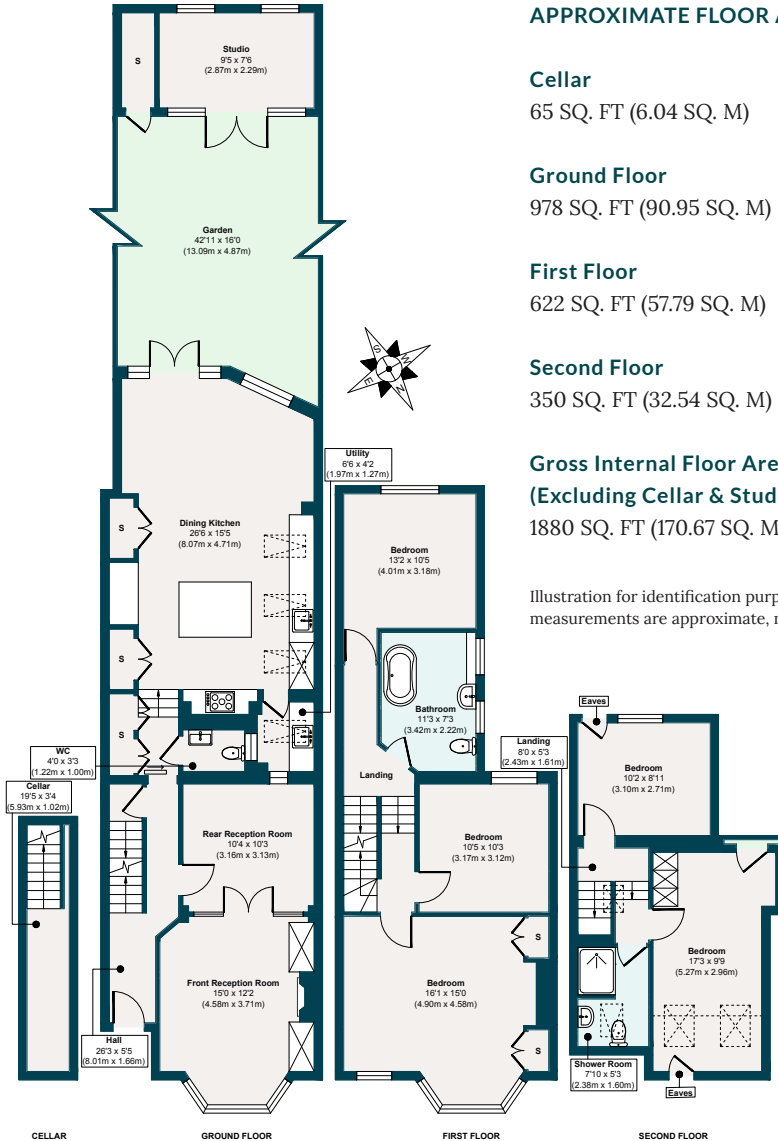
Second Floor

350 SQ. FT (32.54 SQ. M)

Gross Internal Floor Area (Excluding Cellar & Studio)

1880 SQ. FT (170.67 SQ. M)

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



The neighbourhood



Woodville Road, Bushwood, E11

GETTING AROUND

Leytonstone Tube (Central Line) is an 8-minute walk, and Overground services are reachable in 15 minutes at Leytonstone High Road.

IN THE NEIGHBOURHOOD

Bushwood has a wonderful mix of long-term residents and newer arrivals, who are quickly welcomed into its vibrant community. Just a five-minute walk from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots

include The Red Lion pub, Homies on Donkeys for the best tacos in London, Forno (try the Maritozzi), as well as Bushwood's excellent local tavern, The North Star. M&S is less than a five-minute walk away.

Don't forget to try Panda Dim Sum and Yard Sale Pizza. Other highlights include Bocca Bocca for authentic Neapolitan pizza, J'Adore for its French pastries, Back to Ours for coffee, and the Stone Mini Market for your fair-trade and organic provisions.

The property is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble). Only moments from home, you can explore Wanstead Flats, with Henry Reynolds Gardens a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

Local sellers also recommend Hollow Ponds for boating and ice cream; The Hitchcock Hotel for cocktails; Good Shepherd Studios for films, cultural events and both adult and baby classes; and Shake The High Road – a fun music festival in

Leytonstone that gets bigger year after year.

SCHOOLS

Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School, Our Lady of Lourdes, and the 'Outstanding' Davies Lane Primary School, eight minutes on foot.

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A note from the owners

“Living in the Bushwood area brings the best of both worlds: a few minutes in one direction and it feels like you’re in lush countryside, with a neighbourhood that is very community-like. A few minutes in the opposite direction and you’re back in dynamic London, with a bustling high street and transport links that will get you to central London in 20 minutes. It has been a wonderful place to start our family, make new friends and enjoy what London has to offer.”



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