

AUCOOT



ADDRESS

Newport Road, Leyton, London, E10

PRICE

£750,000

DESIGNER

INFORMATION

A charming three-bedroom Victorian house arranged over three storeys, quietly balancing period charm with contemporary craft. Behind its traditional façade lies a carefully reimagined interior – one that honours period character while embracing modern, open-plan living.

The ground floor unfolds in a linear sequence of defined zones. To the front, the reception area is anchored by a large sash-style window, drawing in morning light and offering a calm place to unwind. Moving inward, the dining space is both practical and atmospheric, framed by a bespoke L-shaped plywood bench in a rich walnut hue, a tactile centrepiece, enhanced by the soft glow of a pendant light overhead.

At the rear, the kitchen, finished with crisp white cabinetry and stainless steel countertops, strikes a clean, utilitarian note, softened by natural light that pours in from the garden beyond. Chevron flooring runs throughout, tying each space together and adding a sense of movement and continuity.

French doors open directly from the kitchen onto a secluded patio garden, extending the living space outdoors and inviting natural light deep into the home. The garden is bordered by timber batten fencing and mature planting – a carefully composed outdoor space designed for privacy, calm, and low-maintenance enjoyment.

Upstairs, three well-proportioned bedrooms span the two upper levels. The rear bedroom opens onto a Juliette balcony, offering leafy views that bring a sense of calm and elevation, while both bedrooms are equipped with built-in wardrobes, seamlessly integrated to preserve clean lines and maximise space. The bathroom is elegantly composed, featuring both a bath and overhead shower, with a walnut vanity unit adding warmth and natural texture to the clean, contemporary palette.

The top floor is especially characterful, defined by its pitched ceiling and trio of Velux windows. Two to the rear and one to the front, creating an airy, loft-like atmosphere. Throughout, double-glazed sash-style PVC windows provide a balance of period form and modern performance.

EPC

=C



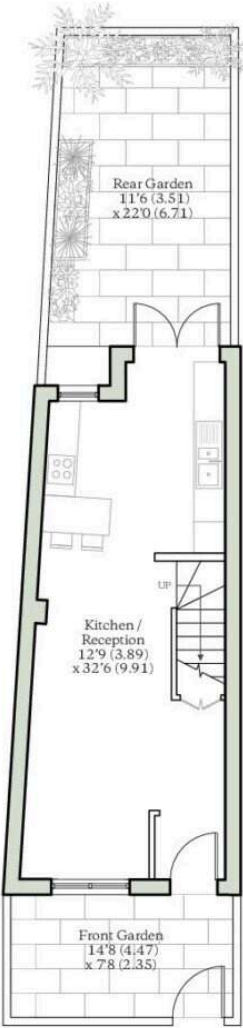


NEWPORT ROAD, LONDON, E10

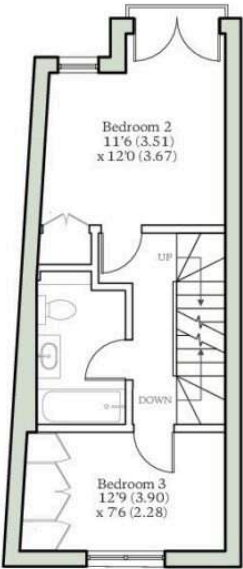
Approx. Internal Area = 1110 sq ft / 103.1 sq m
Limited Use Area(s) = 154 sq ft / 14.3 sq m
Total Area = 1264 sq ft / 117.4 sq m
Approx. rear garden area = 225 sq ft / 20.9 sq m

For identification only - Not to scale

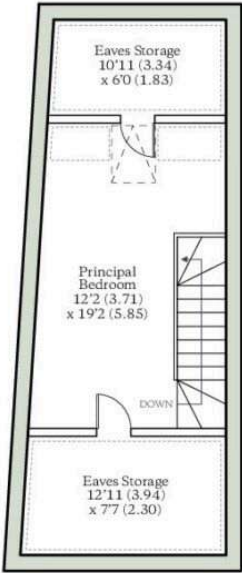
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

AUCOOT
RICS Property Measurements Standard