

The streets you love

In the latest of her lifestyle series **Arabella Youens** finds London high streets full of character and at the heart of their communities

CHURCH STREET

STOKE NEWINGTON N16

Local property types: the area was bombed heavily during the Second World War – you can still spot camouflage paint on the walls of Stoke Newington Assembly Hall – and, says local estate agent Julian Reid, this brought a rash of post-war estates. There are also good streets of surviving Victorian terraces, plus a peppering of new build.

High street: Stoke Newington Church Street boasts the longest street name in London, though locals shorten it to Church Street. It has “changed massively” in the past 30 years, says Reid. The reason is a plethora of good schools at both primary and secondary level – families move from all corners of London to take advantage.

Local demographic: yummy mummies and others aged from mid-twenties to early forties.

Where to buy: for good local primary schools, look to the south side of Church Street, recommends David Busson of Foxtons.

Professionals tend to be attracted to the north side, however, which offers larger houses and better value for money than more-established Hackney and Dalston. “And it’s an easy commute into London’s business hubs,” adds Busson.

Transport: Stoke Newington Overground.

For sale: a split-level maisonette in Stoke Newington Church Street with a lovely south-facing roof terrace is on the market for £870,000, through Julian Reid Estate Agents (020 7923 8650).



Wine, local craft beer, cheese and much more:

above, owners Eliza Parkes and Dan O'Connor at Yardarm, with a new bistro next door in Francis Road, Leyton

Left: you're spoilt for choice for cafés and quirky shops in Stoke Newington Church Street

DANIEL LYNCH

THE TRIANGLE

CRYSTAL PALACE SE19

Local property types: a blend of Victorian villas – some of them magnificent – now converted into flats, and streets of terrace houses, plus good-quality purpose-built apartment blocks and new “small plot” housing development.

High street: Crystal Palace Triangle is a one-way system formed of three “high streets” – Church Road, Westow Hill and Westow Street. It fails on traffic but scores highly for its independent cafés and shops, including vintage clothes and furniture stores. On Sunday mornings the bric-a-brac shops spill out on to the pavements in Church Road and are loved by locals.

Smash Bang Wallop, a homewares shop in Westow Street, opened in 2007. “We enjoy being part of a good mix of businesses from picture framers to dog groomers,” says owner Liz Clamp, who credits Transition Town, a charity that supports communities, for establishing the street’s popular Saturday organic food market.

The community energy doesn’t end there. Using Lottery funds, The

Norwood Society has established blue plaques over the shop fronts to commemorate former trades and traders, and there’s a huge local campaign to have the defunct cinema reinstated, says estate agent Calum Mason of Winkworth Crystal Palace.

Local demographic: a mix of young first-time buyers, families drawn to the good schools and good-value conservation area houses, and older people with a bit of the bohemian about them. “It has long been a haven for artists,” adds Mason.

Transport: Crystal Palace station has trains to London Bridge and Victoria and is on the Overground, connected to east London and Canary Wharf.

Where to buy: families head for the houses, while the flats are favoured by young professionals. Simon Darvill of Foxtons says Belvedere Road and Fox Hill are among the most popular roads.

For sale: a short walk from the Triangle, **Alto** is a new scheme in Sylvan Hill with one-bedroom flats starting from £399,950. Homes priced under £600,000 can be bought with Help to Buy. Call 020 3006 0042.

A two-bedroom flat in Church Road is £325,000 through Winkworth (020 8012 3542).

These streets boast a village-style community vibe that's highly prized by young professionals and families

From £399,950: below left, new one-bedroom flats at Alto in Crystal Palace (020 3006 0042)

£440,000: below, a two-bedroom garden flat in Warren Road, Leyton, off Francis Road. Call Foxtons (020 3858 3226)



FRANCIS ROAD

LEYTON, E10

Local property types: a mix of Victorian houses and conversions with a limited amount of new build, says Alastair Cochrane of Foxtons, Walthamstow. Jazzy developments are found closer to Stratford.

High street: what a difference a good council initiative makes. Francis Road suffered from high vacancies, illegal front extensions and tired shopfronts until Jan Kattain Architects were appointed by Waltham Forest council to oversee improvements to 30 key buildings. “We worked closely with shopkeepers to tailor designs specifically to each business, preserving the high street’s energy while restoring many of the architectural features,” explains architect Gabriel Warshafsky.

When works to pedestrianise part of the road are finished, the result will be “the feeling of a village setting”, says Cochrane, “with small independent traders selling good-quality local produce, including Yardarm café and bar.”

Florist Helen Clarke was originally looking for somewhere in Leyton High Road to open her shop, Edie Rose, when she spotted an empty unit in Francis Road. “We knew the street was changing. There are lots of people moving to the area or doing up their houses and we thought this would complement the other shops on the street.” The community spirit runs high, with shops cross-promoting each other both online and in store, she adds.

Local demographic: the area appeals to first-time buyers, and to young families looking for space and value for money combined with an easy commute into central London.

Where to buy: any of the streets leading off Francis Road are in high demand and command a premium, warns Cochrane.

Transport: Leyton Underground station is on the Central line. Leyton Midland Road is on the Overground.

For sale: a two-bedroom garden flat in Warren Road is £440,000 through Foxtons (020 3858 3226).



Thinking of moving?
Start your search on

rightmove
find your happy

FUTON

Space craft

Simply by swapping a bed for a sofa bed, you can double the usable space in bedrooms, guest rooms and kids rooms. Futon Company have the country's widest and finest range of modern, supremely comfortable sofa beds.

futoncompany.co.uk | 20 stores | 0345 609 4455
experts in small space living