



MURCHISON ROAD, LEYTON

Offers In Excess Of £599,995 Share of Freehold

2 Bed Apartment - Conversion

Features:

- Two Bedrooms
- First Floor
- Well Presented
- Large Kitchen-Diner
- Short Walk to Leyton Midland Station
- Private Garden
- Share of Freehold
- Loft Converted
- End of Terrace

This beautifully-restored two-bedroom Victorian conversion has lovely features throughout and a fantastic location in the heart of Leyton, moments from the buzz of Francis Road, but still in a residential spot.

Laid out over two floors, highlights inside include the bright reception room, spacious dine-in kitchen and two spotless bathrooms, while on the outside you've got a sizeable private garden.

Leytonstone tube is around 14 minutes away on foot, so you can easily nip into the City or West End.



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IF YOU LIVED HERE...

Behind all that charming Victorian brickwork, you'll find 978 square feet of lovingly restored space, with a timeless style that can be enjoyed for many years to come.

Your reception room is bright thanks to the generous windows, showcasing the considered colour palette, which comprises of the teal feature wall and timber highlights. Other thoughtful touches include the column radiator and bespoke shelving.

You'll find more of the immaculate decor in the dual aspect kitchen-diner, where you'll also enjoy the smart layout, sleek fittings and amount of storage.

You have a double bedroom and modern bathroom on the first floor, and master with ensuite in the converted loft. The design of the open tread staircase up to the loft is particularly pleasing on the eye, creating a further impression of space.

At the rear, you'll really appreciate the garden, especially when you can enjoy eating or drinking outside on the sun trap patio.

Just a few minutes beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to mouth-watering patisserie Mornay and

independent store Dreamhouse records.

Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company.

WHAT ELSE?

- Leytonstone tube station is around 14 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short 10 minute walk away.
- There are some excellent pubs and bars around the nearby Grove Green Road area, but the Northcote Arms is sure to be a favourite with its eclectic events calendar and great food and drink menu.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient. Currently at the top of League One, the 'O's' encourage people of all ages to come along to the Breyer Group Stadium to take in the sights and sounds of a game.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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Reception Room

18'10" x 13'0"

Bedroom

12'8" x 12'11"

Kitchen / Diner

11'10" x 22'2"

Bathroom

Bedroom

11'7" x 12'7"

Ensuite

Garden

32'9"



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