



Reception Room
14'3" x 12'1"

Bedroom
12'1" x 11'10"

Kitchen/Breakfast Room
11'8" x 11'8"

Bedroom
11'7" x 6'10"

Shower Room
8'1" x 6'5"

Garden
29'6"



MORLEY ROAD, LEYTON

Offers In Excess Of £499,995 Leasehold
2 Bed Maisonette



Features:

- Two Bedrooms
- Ground Floor Abrahams Maisonette
- Beautifully Presented
- Private Rear Garden
- Stripped Wooden Floorboards
- Kitchen Diner
- Next to Francis Road
- Short Walk to Leyton Midland Road Station

This charming, smartly presented, two bedroom ground floor Abraham apartment comes with a tranquil private garden. Situated close to Leyton Midland Road station, Abbots Park and the independent coffee houses and bars along Francis Road.

Overground trains run from nearby Leyton Midland Road station. From here, it's just one stop to Walthamstow or two stops to Blackhorse Road where you can hop onto the Victoria line and into the heart of London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	

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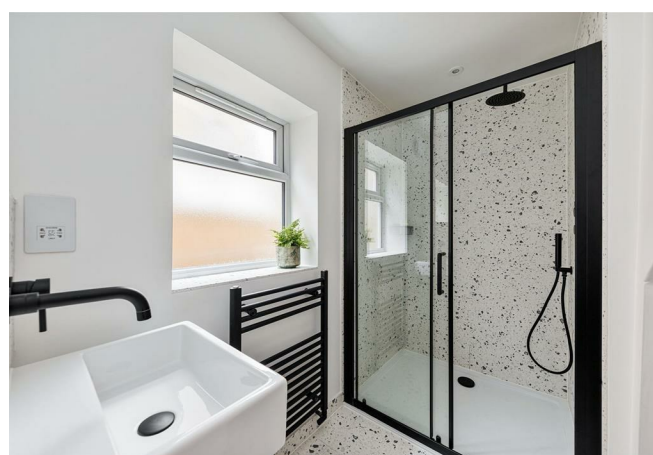
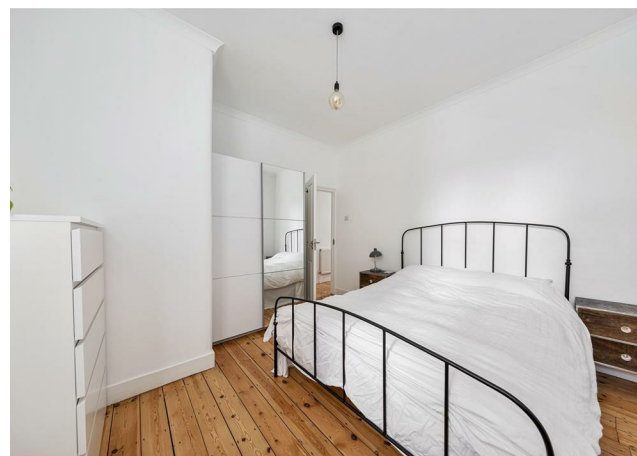
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IF YOU LIVED HERE...

Your handsome, 170 square foot reception room features a bistro shuttered bay window and vintage fireplace with stone hearth and tiled surround. Blonde timber flooring runs underfoot and the original ceiling rose and cornicing sit overhead. Next door, you'll find your generous principal bedroom with more of those beautiful bistro shutters and lovingly restored floorboards. There's some handy purpose built storage in your hallway and access to your bright breakfasting kitchen.

In here you'll find smooth white cabinetry, chunky quartz countertops, sleek integrated appliances and pristine splashbacks. Your second sleeper, currently in use as an office, has more bistro shutters and garden views. Also accessible from your kitchen is your stylish bathroom, with statement ebony fixtures and fittings and a large stroll in rainfall shower. Finally step out into your private garden for a mix of pale smoky patio, lush green lawn and raised decking.

Our vibrant social hub of Francis Road is just moments away on foot. Here you can sample artisan produce and fine wines at Yardarm, rifle through the vinyl at Dreamhouse Records or soak up the friendly vibes of The Northcote community pub. For a summer's picnic or a spot of dog walking, much loved Abbotts Park is only a ten minute stroll from your door, home to tennis courts and an outdoor gym.

WHAT ELSE?

- Leyton Leisure Centre is less than a mile away, with a wonderful gym, swimming pool, sauna and steam room.
- Nestled under the arches of Leyton Midland Road station you'll find Gravity Well Taproom and Burnt Smokehouse, for craft ales and mouth watering bites.
- Greek cafe Bread & Oregano, on Leyton High Road, is a great place to go for a freshly made coffee and a delicious wrap or sharing platter.



A WORD FROM THE OWNER...

"I have loved my time living in this flat. It must be the best location for living in Leyton with Francis Road literally at the end of the road! Nestled in a vibrant neighbourhood, the flat offers not only a comfortable living space but also access to an array of local attractions that make it a perfect home. Just a short stroll away, you can enjoy a great takeaway beer or wine or relax in the delightful garden at Yardarm on Francis Road. For a fun night out, head to the Northcote for their popular song bingo events. Food enthusiasts will love the proximity to Singburi on Leytonstone High Road, renowned for serving the best Thai food in London. Commuting is a breeze with Leyton Midland Road station just a short distance away, connecting you to Blackhorse Road in only two stops, where you can explore some of the finest breweries in the area, as well as the wetlands. Plus, Leyton tube station is only a 15-minute walk away, offering convenient access to the rest of London. This location truly has it all, combining the best of community charm and urban convenience."

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