



Reception Room
12'8" x 18'1"

Bedroom
11'8" x 11'7"

Bathroom
7'3" x 6'4"

Kitchen
10'8" x 10'4"

Garden
approx. 10'5" x 19'8"



DAWLISH ROAD, LEYTON

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment

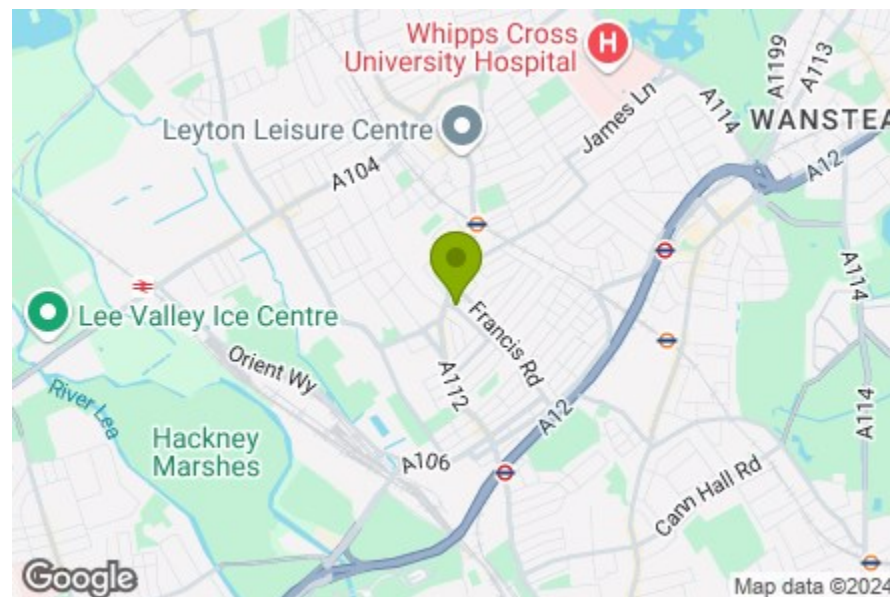


Features:

- One Bedroom
- Chain Free
- Beautifully Presented
- Original Features
- Short walk to Leyton Overground Station
- Close proximity to Jubilee Park

Spread out across the upper ground floor, this restored one-bedroom apartment has been beautifully updated with its period features, smart decor, spacious layout and private garden. As for the location, it's a mere hop and skip from Francis Road, one of the most sought-after parts of E10, so you'll be surrounded by top quality food and drink based perks.

Leyton tube is around 15 minutes away on foot, so you can easily nip into Central London. It's on the market chain-free, too - another great bonus.



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		70	75
		EU Directive 2002/91/EC	

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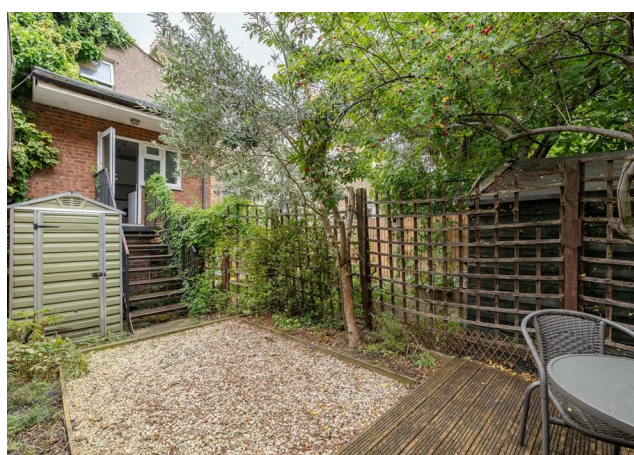
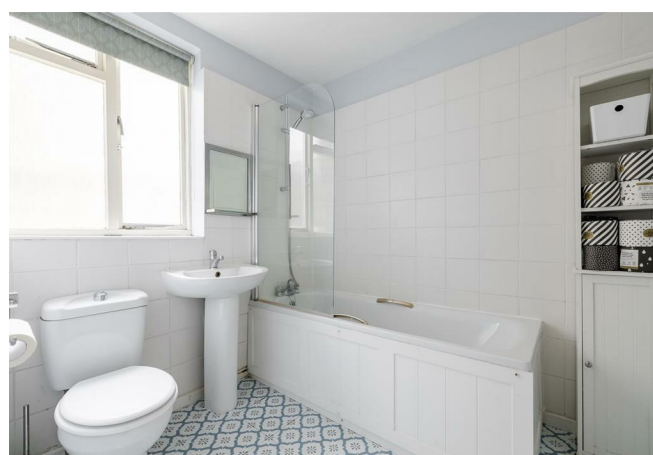
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IF YOU LIVED HERE...

Behind that handsome frontage, stretched out across upper ground floor, you'll find 638 square foot of smartly designed space. The decor is fresh, and you'll love how the contemporary updates sit alongside the original features.

At the front you have your bright and beautiful reception room, where features include the striking fireplace alcove, ornate beading and charming panelling around the bay windows. You'll appreciate the fact that there's plenty of room for relaxing, dining, working or socialising. At the rear, your kitchen is smart and modern, with sleek units and integrated appliances. The bathroom is just as contemporary, with the perfect sprinkling of tradition, while the bedroom has been spotlessly decorated in blush, with soft carpeting.

At the back you'll find your lovely garden, surrounded by mature foliage and climbers to bring a nice feeling of seclusion. As well as storage, you have a fantastic decked patio area. Bring on the sunshine!

Just beyond your home, you'll find the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores. There's loads to choose from there, but how about starting with wine bar Yardarm, Korean eatery Zaxx or independent book store Phlox? In the other direction,

around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom.

Hop on a bus for a few stops 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, including Sadler's Wells, BBC and V&A.

WHAT ELSE?

- Leyton tube station is around 15 minutes on foot to get you into central London via the Central Line. Or hop on the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short eight minute walk away.

- A bit further than Francis Road, the Grove Green Road area has been buzzing with activity for a few years and is now a hangout in its own right. The Filly Brook, Heathcote & Star and the brilliantly eclectic Northcote Arms there and sure to become faves.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.



A WORD FROM THE OWNER...

"Francis Road is full of shops & Cafes. Pause Pilates studio is across the road! Leyton sports ground Grade II listed cricket pavilion which the council is working on plans to refurbish. Overall, this is a friendly and safe community."

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