

Reception Room
11'4" x 11'3"
 Bedroom
8'9" x 11'9"
 Kitchen/Diner
11'8" x 11'5"
 Bathroom
7'2" x 5'4"
 Garden
14'0" x 15'4"

Total Area: 43.1 m² ... 464 ft² (excluding garden)
All measurements are approximate and for display purposes only



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		65	76
		EU Directive 2002/91/EC	

MORLEY ROAD, LEYTON

Offers In Excess Of £425,000 Share of Freehold
1 Bed Apartment



Features:

- Ground Floor Flat
- Private Garden
- One Bedroom
- Beautifully Presented
- Share of Freehold

A smartly appointed one bedroom ground floor garden apartment in the heart of Leyton, with a wealth of options for nature, nightlife and transport all within easy reach. You're sat just off Francis Road here, famous for its choice of coffee spots.

Leyton Midland Road is another local highlight, just half a mile away for the Gospel Oak to Barking Riverside line, plus some fine eating and drinking spots under the arches.

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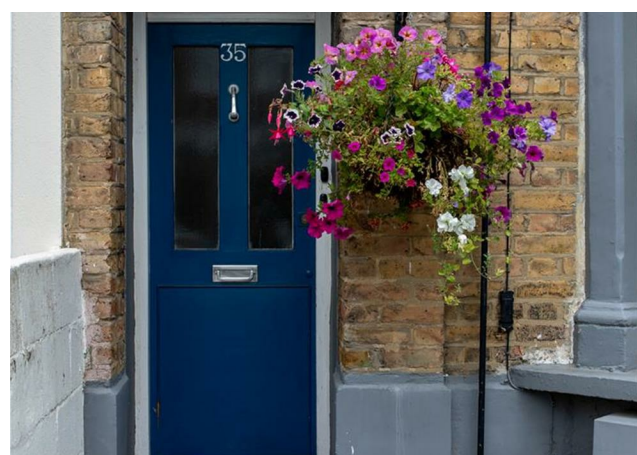
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IF YOU LIVED HERE...

First stop is your front reception, 140 square feet and bay windowed with a striking statement chimney breast, bistro shutters, bespoke fitted storage and a tranquil pastel mint paint job. It's a splendid social space and a fine introduction. Next door your bedroom's a handsome double with more integrated storage, ebony vintage hearth and a peach pink finish.

There's still more handy storage in the hall before you arrive in your kitchen/diner. Smartly decked out with smoky grey floor tiling, white cabinets and timber worktops and a bay set doorway leading to your private rear garden. Finally your bathroom completes things in style; a walk in rainfall shower backed with oversized marbled letterboxes from floor to ceiling.

Outside and, as noted, Francis Road is on your doorstep, just two minutes away at the end of your street and home to independent coffee spots like Strangebrew and Albert & Francis. For wine connoisseurs there's also Yardarm a little further down, for a fine

range of expertly curated vintages, and vinyl lovers have one of London's last remaining record stores, Dreamhouse Records, just a few minutes away.

WHAT ELSE?

- Leyton tube station is around fifteen minutes on foot for speedy connections to the City and West End via the Central line. Liverpool Street is just eleven minutes direct.
- Among the wide choice of natural green spaces within easy reach of your new home is the landscaped splendour of Coronation Gardens, just ten minutes on foot and great for a morning run or an evening stroll.
- You have a secure bike hanger right outside, and cyclists can join an ever growing network of protected cycle paths starting on nearby Leyton High Road.



A WORD FROM THE OWNER...

"We have absolutely loved our time in the flat and lovely Leyton. We've been really torn about leaving London! So the decision to sell hasn't come easy. We love the character of the flat, with the sash & bay windows. The lounge benefits from bright sun all morning long & we're always in the garden, which is the perfect size for BBQs or lounging. In the Summer, we eat out there most evenings. Most of the socialising happens in the kitchen which has plenty of room for cooking for friends (followed by some drinks & dancing!) The area has continued to develop since we moved in and is the perfect location between both Leyton and Leytonstone underground stations. Cycle routes are extremely easy to navigate thanks to the canal and all the cycle paths. Hackney, Clapton & Walthamstow are all on the door step. Having Francis Road at the end of the street with Yardarm, Marmelo, Strange Brew and now more recently Loop dining, which hosts guest chefs, has been the best! It's very tempting to spend every weekend here. It has everything you need (bakeries, delis, coffee shops, florists, hair dressers & now even a record shop). Not forgetting the best corner shop 2 minutes away at Deren's with loads of organic produce. We always make sure we attend the 'Francis Road Lates' which hosts pops ups, street food & live music. Our favourite pubs have been Northcote Arms (for Sunday night Drag Karaoke), The North Star (for the best Pizza) and the Leytonstone Tavern (for the best the burgers). Not forgetting about having the famous Singburi Thai so close! We're sorry to leave our first home and will sure to be back to visit our favourites even after we leave."

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