

Bedroom
14'2" x 11'4"

Bedroom
11'3" x 9'7"

Reception Room
14'7" x 11'3"

Kitchen
9'8" x 6'11"

Bathroom
9'8" x 4'6"

Garden
22'11"



GOLDSMITH ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold 2 Bed Apartment - Conversion

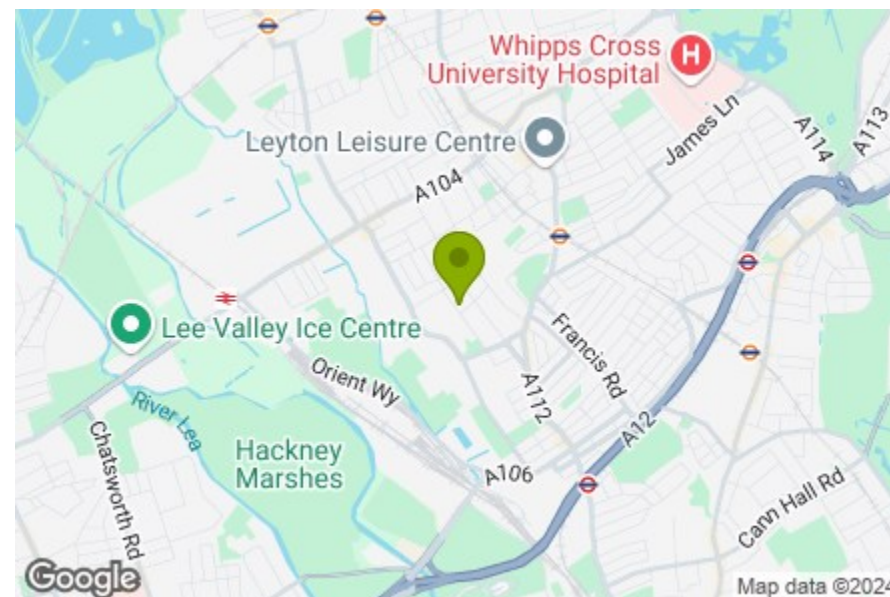


Features:

- Ground Floor Flat
- Two Double Bedrooms
- Private Garden
- Beautifully Presented
- Short Walk to Leyton Midland Road

This bright and spacious two double bedroom apartment conversion has lovely features throughout and a fantastic location near the buzz of Francis Road but still with easy access to peaceful nature.

Highlights include the private rear garden, the bright reception and separate kitchen. Leyton tube is less than a mile, so you can easily nip into the City or West End on the Central line, while Leyton Midland Road station is even nearer for the Overground.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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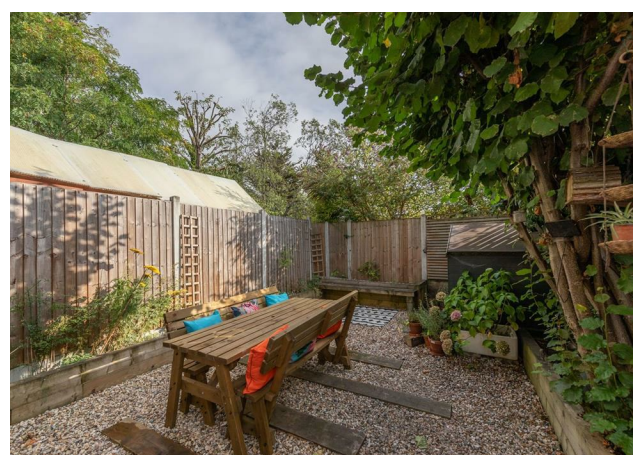
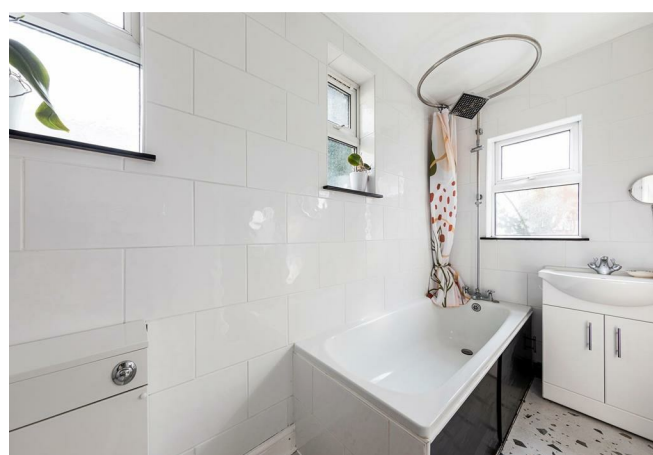
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IF YOU LIVED HERE...

Behind your charming frontage, spread across the ground floor, you'll find 592 square feet of bright space, with a neutral style that will ensure you can your own personality with minimal effort.

Your reception room is the perfect place to relax, with tasteful decor, original floors and a generous window. Meanwhile, the kitchen has been smartly designed to optimise space, with sleek units, slate-style flooring, glossy tiling and integrated appliances. You'll find a similar look in the bathroom, where it's all conveniently modern but traditional in style. Both bedrooms are a good size - and you'll find fantastic bespoke carpentry in the front one of the two.

At the rear, you'll really appreciate beautifully landscaped garden, especially when you can enjoy eating or drinking outside.

About 14 minutes east of 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 Korean

Zaxx and independent store Dreamhouse records. Slightly further north, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt and Gravity Well Taproom.

Hop on the bus (or walk if you enjoy a wander) 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. Even closer to home, you'll find both Coronation Park and Jubilee Park.

WHAT ELSE?

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient. The team encourage people of all ages to come along to the Breyer Group Stadium to take in the sights and sounds of a game.
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.



A WORD FROM THE OWNER...

"It is regrettable to be leaving this wonderful hideaway, I think our private secluded garden, coupled with being located down a lovely quiet road has really lent itself to that relaxed feel. In that time, we have seen Leyton transform itself into a trendy extension of Hackney. There are numerous local hotspots such as Deeneys Coffee Shop, Gravity Well Tap Room, Bamboo Mat, Burnt Smokehouse and Paraquet Bar all just a short 5 minute stroll away. Alternatively you are only a 10 minute walk from the stylish Francis Road, with a number of coffee shops, brunch spots and street parties. We are also in close proximity to Leyton Tube & Leyton Midlands Station, which has been perfect for our daily commute. Not forgetting with Hackney Marshes, Jubilee Park & Epping Forest, you are only ever a short walk or cycle from nature & green spaces. We fully intend on staying in the area and highly recommend it as a place to live!"

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