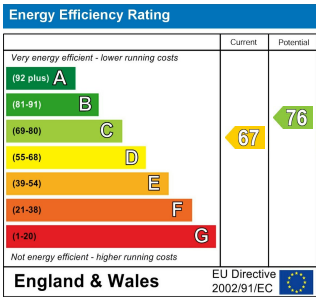
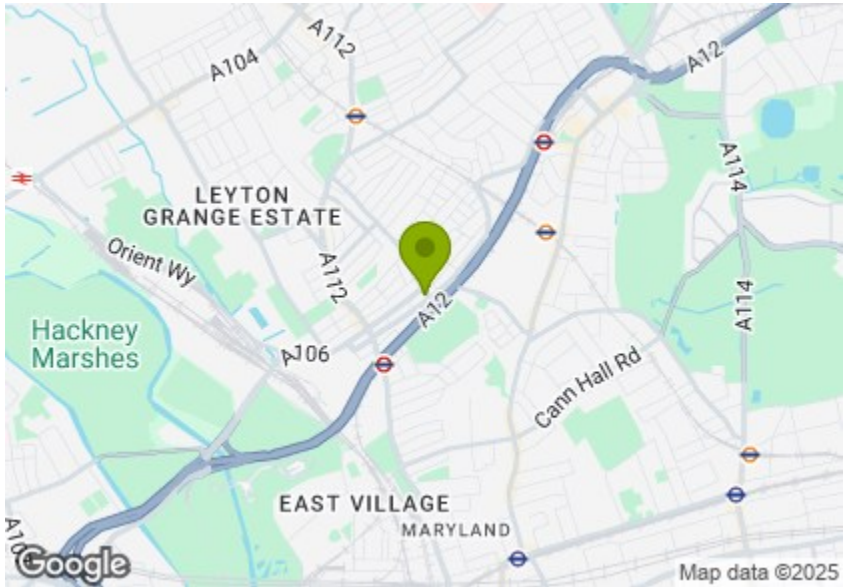


Total Area: 65.9 m² ... 710 ft² (excluding courtyard)
All measurements are approximate and for display purposes only



FRANCIS ROAD, LEYTON

Offers In Excess Of £525,000 Share of Freehold

2 Bed Flat Features:

- Two Bedrooms
- Ground Floor
- Beautifully Presented
- Private Garden
- Highly Sought After Location
- Easy Access to Leyton Tube Station

An impeccable two-bedroom apartment spread over the ground floor of a beautiful period conversion with a light-filled reception and stunning kitchen/diner, as well as a spacious garden and separate private courtyard. As for location, you're on Leyton's famed Francis Road, with everything you need moments away, including excellent transport links.



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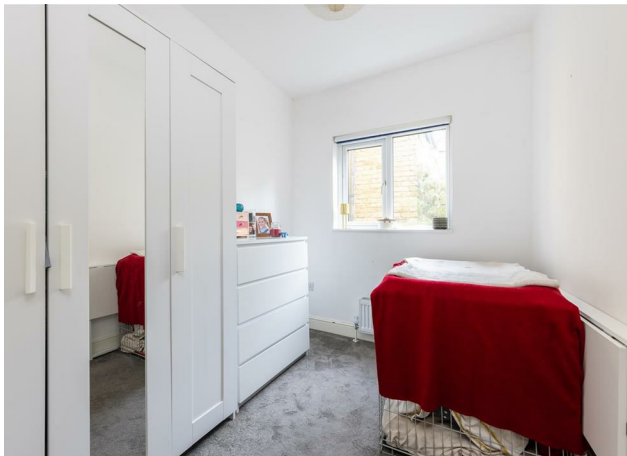
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IF YOU LIVED HERE...

You'll step inside to find beautiful hardwood flooring running underfoot in your generous 130 square foot lounge, brightly illuminated by the box bay window dressed in bespoke shutters. Other features include ornate corning, custom carpentry, column radiator and a gorgeous vintage hearth which takes centre stage below a cast iron mantel.

Exploring further, your first bedroom is a similarly styled, generous double of 130 square foot, with direct access to a fully secluded private courtyard. Your second bedroom comes in at just over 50 square feet, with more spotless decor and soft carpeting underfoot. Your smart and sleek bathroom is next, finished to the same high standard as the rest of the property, with vintage-style fittings, stylish tiling and an over-tub shower.

Head to the rear for your stunning skylit, sleek kitchen/diner, with flawless herringbone parquet flooring. Benefitting from ample storage and a breakfast bar, this is the perfect space for entertaining - particularly as you have a chef-style oven.

Finally, when the sun is shining your well-presented, low maintenance garden will really come into its own - it's a fantastic space with a lawn, storage shed and plenty of seclusion from the leafy foliage. Roll on BBQ season.

Just a few metres beyond your front door, you'll come across the part-pedestrianised section of 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 to independent store Dreamhouse records. You'll love the sense of community too, especially during annual events such as the Francis Road Jumble Trail and Street Party.

You're also perfectly positioned to enjoy the eclectic bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms - one of our faves.

WHAT ELSE?

- Leyton tube station is around nine minutes on foot to get you into central London via the Central line. Or hop on to the Overground at Leytonstone High Road Road for the Gospel Oak to Barking line, a short 14 minute walk away.
- 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, including Sadler's Wells, BBC and V&A.
- Foodie highlights in nearby Leytonstone include award-winning Thai restaurant Singburi, hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.



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

13'1" x 11'5"

Kitchen/Diner

16'3" x 11'2"

Bathroom

8'4" x 4'7"

Bedroom

11'3" x 11'5"



Bedroom

8'5" x 6'9"

Courtyard



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