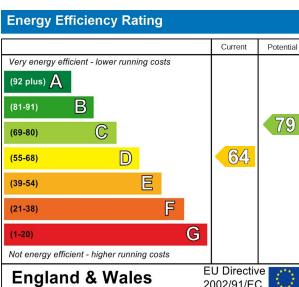
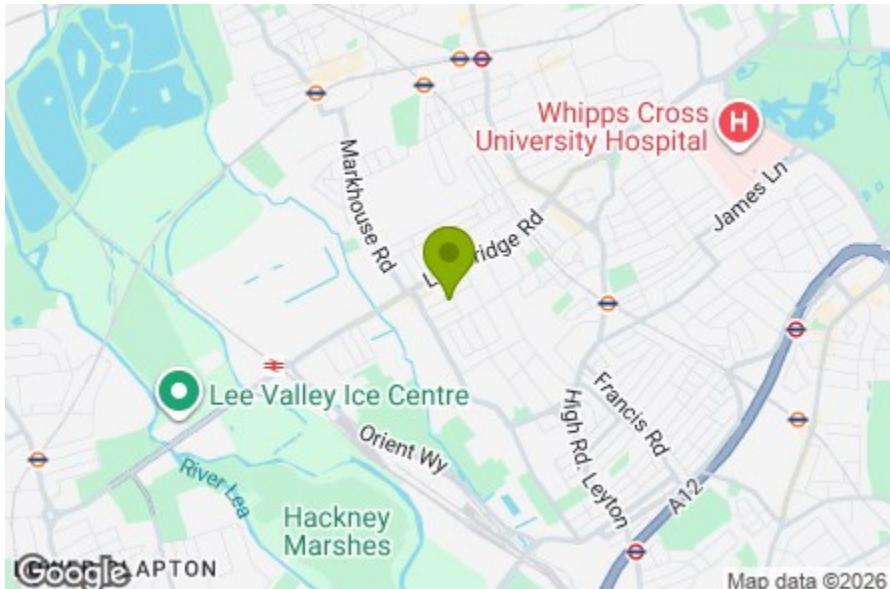




Total Area: 44.1 m<sup>2</sup> ... 474 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Kitchen/ Reception Room  
14'1" x 11'11"

Bathroom  
8'5" x 4'5"

Bedroom  
8'7" x 7'8"

Bedroom  
8'10" x 11'1"



**MALTA ROAD, LEYTON**  
Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment - Conversion



#### Features:

- No Chain
- First Floor Flat
- Open Plan Lounge/Kitchen
- Lease Over 100 Years
- 1/2 Bedroom

This first-floor flat is a bright and inviting home, offered chain-free for a smooth move. At its heart is an open-plan lounge and kitchen—a welcoming space with plenty of natural light, perfect for both relaxing and entertaining. The main bedroom feels calm and comfortable, while a second room offers additional space with a variety of possibilities. With a lease of over 100 years, the property combines long-term peace of mind with immediate appeal, making it an ideal opportunity for those seeking a well-located East London home with character and flexibility.

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#### IF YOU LIVED HERE...

This Victorian conversion sits within a charming terrace of period homes, defined by warm brickwork, white-painted bay windows, and elegant detailing around the arches and openings. A small gated front garden leads to the private entrance, where stairs rise to the first floor. At the heart of the flat, a central hallway connects each room. The landing continues the home's calm palette with light wood flooring and soft-toned walls, while a white balustrade adds character to the space. The kitchen and reception room is located at the front, with a generous bay window that fills the space with natural light. Pale walls and wood flooring give it a neutral, adaptable feel, while the kitchen area includes built-in wood-effect cabinetry, a gas hob, and integrated oven. The layout is straightforward, offering a natural flow between cooking, dining, and relaxing. To the rear, the main bedroom is a peaceful retreat, with clean white walls, oak flooring, and a sash window that looks out over neighbouring rooftops. Its simple styling and soft light create a restful atmosphere. Next door, the second bedroom offers flexibility as a guest room, nursery, or workspace. It shares the same bright finish and feels light and practical. The bathroom, set centrally within the home, features white tiling throughout, a glass shower enclosure, and a compact basin with mirrored cabinet above. The design is simple and efficient, echoing the functional ease seen throughout the flat.

When it's time to leave the home, the surrounding area offers plenty to explore. Leyton Jubilee Park is close by, providing a generous stretch of greenery ideal for walking, running, or simply unwinding among nature. It's a peaceful spot to recharge, whether you're heading out for a morning stroll or an afternoon break. A little further on, Francis Road offers a different kind of escape—lively and full of character. This much-loved street has become a local favourite, thanks to its mix of independent cafés, bakeries, and boutiques. Marmelo Kitchen is a standout spot, known for its seasonal menu and laid-back atmosphere—perfect for brunch or a casual dinner with friends. Just around the corner, The Northcote Arms offers a proper neighbourhood pub experience, with a cosy interior, rotating ales, and a suntrap garden that's ideal for long weekend afternoons.

#### WHAT ELSE?

For travel further afield, both Leyton Midland Road and Lea Bridge stations are within easy reach, making it simple to connect with the rest of London. Leyton Midland Road sits on the London Overground, linking to Gospel Oak and Barking, while Lea Bridge offers swift access to Stratford and Tottenham Hale, unlocking both the Victoria Line and national rail services. Whether you're commuting into central London, heading out for the weekend, or making your way to one of the city's many cultural hubs, the transport connections here make the journey seamless.



#### 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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