

Francis Road, E17

Garden - 6m Approx



Ground Floor

Total Area: 59.7 m² ... 642 ft²

All measurements are approximate and for display purposes only

Reception Room

12'4" x 14'0"

Bedroom

12'4" x 11'9"

Kitchen

11'3" x 11'7"

Bedroom

5'10" x 9'3"

Bathroom

5'6" x 8'11"

Garden

19'8"



## FRANCIS ROAD, LEYTON

Offers In Excess Of £525,000 Leasehold  
2 Bed Flat

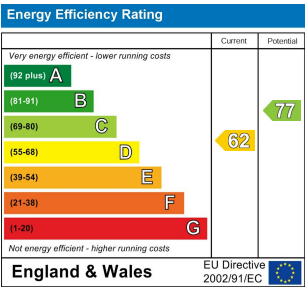
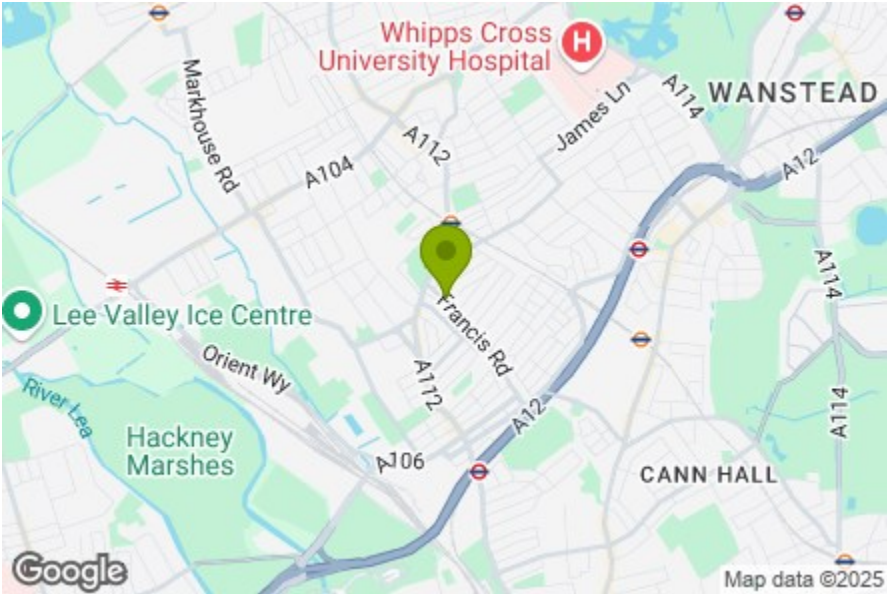


### Features:

- Two Bedrooms
- Tastefully Renovated
- Immaculately Presented
- Ground Floor
- Private Rear Garden
- Available Now
- Double glazed
- Own Front Door
- Quiet Residential Street

A pristine two-bedroom Victorian residence appointed on Leyton's coveted Francis Road. Perfectly situated amidst E10's dynamic social hub, home to a plethora of independent artisan eateries, bars, and vendors moments from your front door. Its prime locale is complimented by tasteful design, retaining character throughout intertwined with modern touches.

Ideal for commuters, this apartment is just a short stroll from Leyton Midland Station, placing you on the Overground within moments of your doorstep. Leyton Station is also easily accessible, a slightly longer walk connects you to the Central line, ensuring seamless travel across the Capital.



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#### IF YOU LIVED HERE...

Enviably appointed on Leyton's most popular street is this beautifully renovated two-bedroom home. Perfectly laid over the ground floor of a striking Victorian terrace this apartment boasts tasteful design choices and an abundance of natural light throughout. With its own front door and two elegantly styled bedrooms, the home has been carefully considered throughout enhanced by double-glazing and a refined, contemporary palette that makes every space feel calm and welcoming.

The heart of the home is its stylish kitchen featuring shaker-style cabinetry, gold fixtures, and eye-catching tiled flooring, all flowing out to a private rear garden ideal for al fresco moments or relaxed mornings. The spacious reception room impresses with its original fireplace, warm wooden floors, and rich heritage tones, offering a space that feels both homely and refined.

Located just moments from the vibrant energy of Francis Road, you're perfectly placed to enjoy artisan cafés, independent shops, and the green open spaces of Leyton Jubilee Park. Excellent transport links make commuting a breeze, while the flat's quiet setting ensures peace when you return home.

This home is an optimal find in one of London's most vibrant neighbourhoods.

**WHAT ELSE?**  
You'll be resident in one of the coolest neighbourhoods in the world, according to TimeOut, namely so due to the multiplicity of amenities on offer. Leyton is home to an abundance of eateries, cafés and pubs, you'll be spoilt for choice. Food lovers will delight in your primed position – the famed Francis Road. A dynamic social hub serving up a plethora of culinary gems like the beloved Yardarm, a family run, independent wine and provisions shop as well as Loop, a pop-up restaurant, offering a unique dining experience with its ever-changing chefs, hosting some of the country's best culinarians. For those on their wellness journey, choose from an array of classes at neighbouring Pause Studio, a Scandi-inspired fitness studio. Here you'll have the choice of reformer machines, plié in a Barre class, or get stretchy in the yoga studio. In search of more green space? A short walk will take you to the leafy grounds of equidistant Coronation Gardens or Leyton Jubilee Park, or for those looking for larger outdoor space, a walk northwest will take you to the Queen Elizabeth Olympic Park, great for those who enjoy recreational activities.



#### 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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