

Reception Room  
14'6" x 12'6"

Bedroom  
12'6" x 10'11"

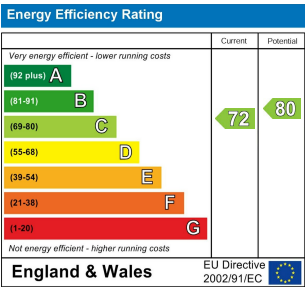
Kitchen / Diner  
16'0" x 12'8"

Bedroom  
11'9" x 6'1"

Utility  
8'11" x 8'1"

Bathroom  
5'9" x 5'8"

Garden  
45'11"



## HIGH ROAD LEYTON, LEYTON

Offers In Excess Of £499,995 Share of Freehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- Ground Floor
- Victorian Maisonette
- Immaculately Presented
- Private Rear Garden
- Kitchen Diner
- Share of Freehold
- Close to Leyton Midland Station

With 740 sq ft of thoughtfully arranged living space and a private rear garden, this bright and spacious ground-floor maisonette offers charm, flexibility, and comfort. Set in a handsome Victorian conversion, the home includes two bedrooms, a kitchen/diner, and characterful period features throughout. Beautifully presented and just a 4-minute walk from Leyton Midland Station, it's also conveniently close to the Olympic Park and Francis Road, offering easy connections and plenty to explore nearby. And with a share of the freehold, you'll have added peace of mind—no surprise service charges or leasehold concerns.

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#### IF YOU LIVED HERE...

Step inside and you'll find a handy storage cupboard right by the door, perfect for keeping everyday essentials neatly out of sight. To your right, the reception room feels immediately inviting, with rich wooden flooring, crisp white alcove shelving for your books and favourite pieces, and a deep midnight blue feature wall that adds a bold touch. A large bay window lets in plenty of natural light, creating a bright and comfortable space to relax or entertain.

The main bedroom is a spacious double, styled in soft, calming colours with fitted carpet underfoot and a beautiful Victorian-style wrought iron fireplace that adds character. A window looks out over the side return, drawing in more natural light.

In the kitchen/diner, elegant pale grey cabinetry runs the length of the wall with brass accessories, and marble-effect worktops provide a sophisticated finish. A dark grey tiled alcove surrounds the extractor fan for a stylish contrast. There's room for a dining table by two windows, making this a lovely spot for everyday meals or hosting friends. You have separate doors to a spacious pantry, perfect for extra kitchen storage and a utility room and bathroom beyond.

The bathroom is modern and well-finished, with a clean white suite, a bath/shower combo with a glazed screen, and a frosted window for privacy without losing natural

light. Monochrome floor tiles with vintage flair pair nicely with charcoal walls and grey grout for a polished look.

Outside, your private southeast-facing garden is a peaceful retreat stretching around 46 feet. It's divided into three zones: a patio right outside the back door for al fresco dining, a section with raised beds bringing in greenery, and a raised deck at the far end, perfect for lounging in the sun.

The second bedroom is a cosy single, ideal for a nursery, guest room, or home office. It features soft carpeting and pale pistachio walls for a gentle, calming atmosphere.

This is a home that balances classic touches with practical design—ready and waiting for you to make it your own.

#### WHAT ELSE?

Explore Francis Road, a cute part-pedestrianised street that has an abundance of independent shops. Try an organic bottle of wine at Yardarm or grab a freshly baked loaf from Marmelo. The popular Leyton Mills Retail Park is just around the corner, where you'll find an abundance of supermarkets and stores. Equally, Westfield Stratford City has all your favourite brands under one roof, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.



#### 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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