

Total Area: 70.1 m² ... 754 ft²  
All measurements are approximate and for display purposes only.

Reception  
14'1" x 12'6"

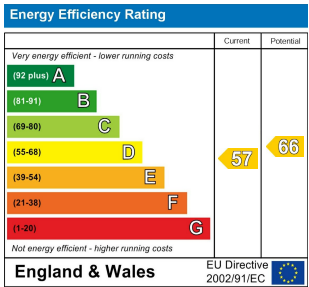
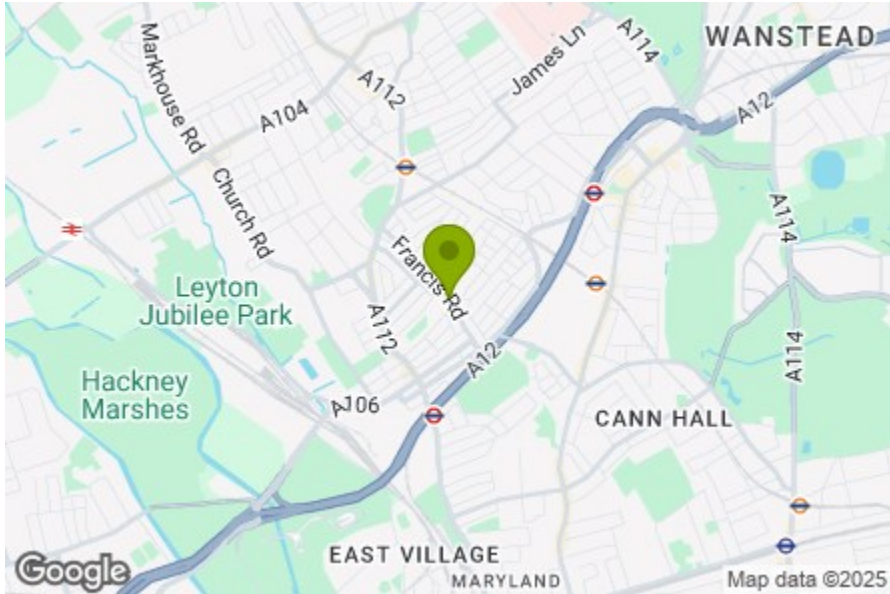
Kitchen  
8'6" x 7'1"

Bedroom  
8'1" x 5'5"

Bedroom  
12'6" x 11'7"

Bedroom  
11'10" x 7'3"

Bathroom  
6'0" x 4'10"



FRANCIS ROAD, LEYTON  
Offers In Excess Of £475,000 Share of Freehold  
3 Bed Flat



Features:

- Three Bedrooms
- Victorian Flat
- Immaculately Presented
- Share of Freehold
- Own Front Door
- Francis Road Location

With 754 sq ft of well-planned and immaculately presented living space, this bright first-floor apartment offers both character and flexibility over two floors. Set within a handsome Victorian conversion, highlights include three bedrooms, your own front door and charming period details throughout. Right in the heart of Leyton's undisputed independent shopping haven of Francis Road, a pleasant pedestrianised street, there's a great selection of pubs and restaurants on your doorstep. You're just a 10-minute walk to Leyton Underground Station (Central Line) or Leyton Midland (Suffragette Line). The icing on the cake? It's chain-free!

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#### IF YOU LIVED HERE...

When it comes to location, it's hard to beat Francis Road. With excellent local schools and transport links just a short walk away, plus a fantastic choice of pubs, cafés, and restaurants on your doorstep – not to mention easy access to the Olympic Park – this neighbourhood ticks all the boxes.

Tucked behind a neatly clipped box hedge, this charming home offers a real sense of privacy and calm from the moment you arrive.

Step through your own front door and into a bright, welcoming reception room at the front of the property. A large bay window floods the space with natural light, while an original fireplace – now fitted with a log burner – makes a striking focal point. Stripped wooden floorboards bring warmth and continuity, flowing through to the hallway. Built-in alcove shelving provides space for books, artwork, and personal touches.

Off the hallway, the smallest bedroom offers real flexibility – ideal as a nursery, home office, or cosy guest room. The principal double bedroom overlooks the side return and features built-in wardrobes, with cream and white walls that pair beautifully with soft oatmeal carpeting to create a restful, practical space. At the rear, the third double bedroom enjoys a glorious west-facing aspect, perfect for soaking up the last of the day's light, and is finished in the same calming neutral tones.

The bathroom is clean-lined and timeless, featuring white tiles, a rainfall shower over the bath, and elegant brass fittings.

The galley kitchen-diner is compact yet cleverly designed, with warm wooden cabinets, black worktops, and matching high-gloss tiles giving the space a bold, modern edge. A gas oven offers precise control, and the practical layout keeps everything close to hand.

Beautifully laid out and rich in character, this home combines classic style with everyday comfort – move-in ready and perfectly placed in one of Leyton's most sought-after streets.

#### WHAT ELSE...

Location is everything, and here you'll find yourself effortlessly connected – just a short stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins.

The popular bus route W15 gets you into Hackney in 20 mins. Leyton Mills Retail Park is also just around the corner with the convenience of a massive Asda and high street stores.

Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, 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 OWNER..

"We've absolutely loved living on Francis Road. There's a tight knit local community and always something interesting going on whether that's the infamous Jumble Trail, street parties or the new Kerb Street Food market. We have also been so lucky to have so many brilliant independent shops and cafes on our road such as Yard Arm, Dreamhouse Records, Tamping Grounds and Phlox Books. We will genuinely miss the area dearly!"

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