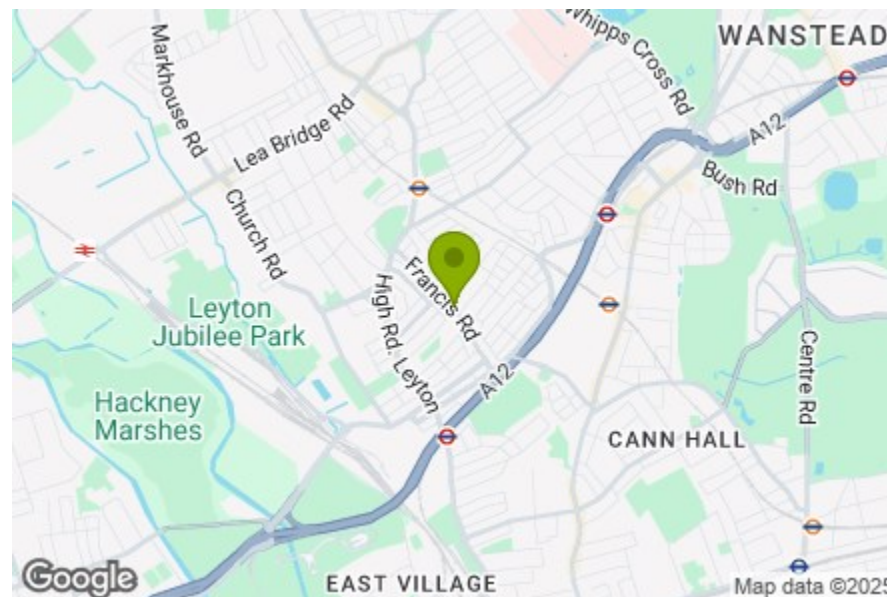




Total Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception  
14'4" x 11'6"
- Bedroom  
12'0" x 9'7"
- Kitchen / Diner  
12'7" x 9'2"
- Bedroom  
11'1" x 5'7"
- Shower Room  
8'11" x 5'0"
- Garden  
16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		62	74
EU Directive 2002/91/EC			



## FRANCIS ROAD, LEYTON

Offers In Excess Of £475,000 Leasehold  
2 Bed Flat



### Features:

- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Beautifully Presented
- Premium Area Within Leyton
- Close Proximity to Leyton Station

Beautifully presented and set on one of Leyton Village's most sought-after streets, this ground-floor apartment offers 590 sq ft of well-planned living space plus your own private section of garden. A rare opportunity in this location. Inside, the layout gives you two bedrooms, a separate reception room, and a generous kitchen/diner, plenty of flexibility whether you're entertaining, working from home, or just enjoying quiet time.

Step outside and you're right in the middle of Francis Road, Leyton's much-loved pedestrianised hub, lined with independent shops, pubs, and restaurants. For transport, Leyton Midland Road Station (Overground/Suffragette Line) is around 10 minutes on foot, and Leyton Station (Underground/Central Line) is about 13, giving you easy connections across London.

REQUEST A VIEWING  
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0203 397 2222

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0203 369 6444

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0203 397 9797

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**E8, E9, E5, N16, E3 & E2**  
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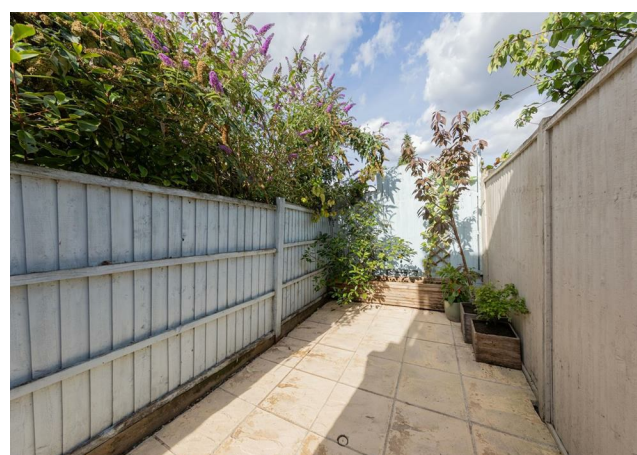
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IF YOU LIVED HERE...

Tucked behind a neat walled front garden on a quiet residential street, this home feels private and welcoming from the moment you arrive.

The main living room sets the tone: a bright space with a west-facing bay window, shelving built into the alcoves, and a bold peacock blue feature wall that plays beautifully against crisp white walls and warm wooden flooring.

The double bedroom sits just behind, decorated in soft white and terracotta with a side-return window that catches the morning light. More alcoves offer useful storage, and the same wood flooring continues throughout for a seamless flow.

Follow the hallway past a handy storage cupboard to your right, and you'll find the kitchen. Cream cabinetry runs along one wall, balanced by a dining spot and island opposite. Thick wooden worktops, a Belfast sink, and a gas hob make it practical as well as stylish, while open pantry shelving and charcoal floor tiles for easy, everyday living. A trio of exposed bulb pendant lights overhead finishes the look with a touch of industrial edge.

Beyond, there's a second bedroom, currently used as a home office with a clever niche where the fireplace once was - an inventive use to repurpose dead space, great

for storage or display.

The adjacent bathroom is fresh and functional with large white tiles, a walk-in glazed shower, a heated towel rail, and recessed shelving. Smart geometric patterned tiles complete the look

Outside, your private garden is paved in sandstone and enclosed with natural wooden fencing. It's simple, calm, and ready to use, whether that's for morning coffee, alfresco suppers, or just somewhere to sit back and breathe for a while.

WHAT ELSE?

Location is everything, and here you'll find yourself effortlessly connected, just a short 13-minute 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.

Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park with its world-class sports facilities is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.

There's lots of green space nearby too, from small local parks to Wanstead Flats and Hackney Marshes, so you're never far away from a green reset.



A WORD FROM THE OWNER...

"We've absolutely loved living here. Francis Road is such a lovely neighbourhood to live in with good coffee, cute cafés and shops just outside your door. We've gotten to know all our neighbours and have really enjoyed being part of the community. It's a special flat and we'll miss it a lot."

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