

Reception
11'3" x 14'5"

Kitchen
5'8" x 7'10"

Bedroom
11'3" x 11'0"

Bathroom
6'3" x 7'3"

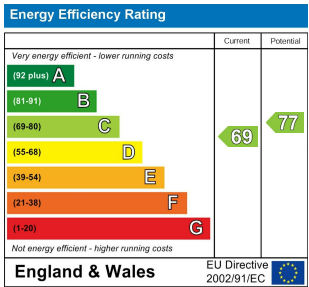
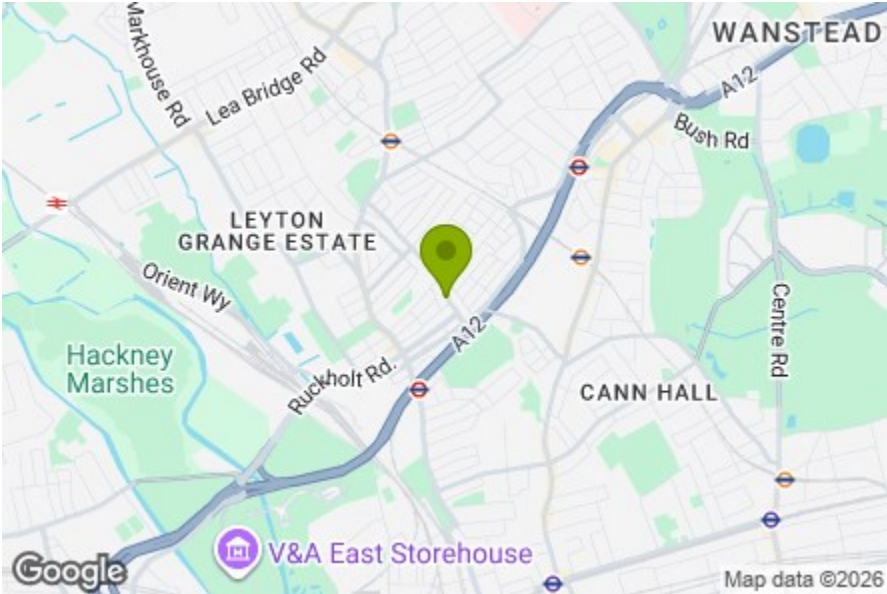
Bedroom
12'5" x 12'2"

Storage

Hall

Total Area: 69.7 m² ... 750 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FRANCIS ROAD, LEYTON

Offers In Excess Of £490,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor Victorian Conversion
- 750 sq ft
- Beautifully Presented
- Francis Road Location

Set within an elegant Victorian conversion, this first-floor two-bedroom apartment offers an impressive 750 sq ft of well-planned living space, combining period character with a finish that feels both polished and inviting. Every room is generously proportioned, creating a sense of flow and comfort that makes the home instantly appealing. Presented to a high standard throughout, it reflects thoughtful ownership and a consistent level of care. The Francis Road setting further enhances its desirability, placing the home in one of the area's most sought-after locations, known for its strong sense of community and attractive streetscape.

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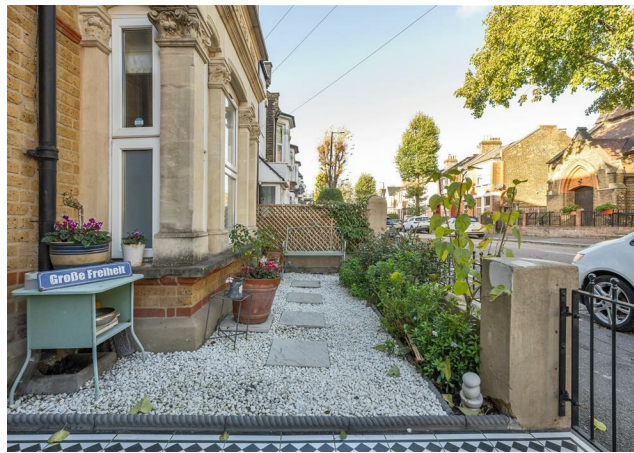
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IF YOU LIVED HERE...

The exterior has a welcoming presence, with attractive brickwork and an elegant arched entrance framing the front door. Decorative detailing adds gentle character to the façade, giving the building a distinct and charming identity on the street. A thoughtfully arranged front area with planting and space for seating creates a charming garden-style approach and a lovely spot to pause and enjoy the street scene.

From the moment you enter, the hallway offers a pleasing sense of arrival, with painted floorboards and soft tones creating an uplifting first impression. Daylight filters through the glazed front door and its upper window, while the staircase draws the eye upward with quiet elegance. Upstairs, the landing continues this easy atmosphere, with polished wooden floorboards, a graceful balustrade and a practical built-in cupboard tucked neatly away, all lifted by a well-positioned window.

The reception room is a welcoming place to unwind, with generous proportions for both lounging and dining and a layout that feels effortlessly sociable. Wooden floors add warmth underfoot, while original details lend depth and personality throughout. The kitchen is neatly arranged and pleasantly bright, with pale finishes and a window that keeps the room feeling relaxed and inviting for daily routines. The first bedroom is a restful retreat with high ceilings, shutters and a soft, soothing palette, while the second bedroom is equally inviting, offering an easy room to adapt. Completing the home, the bathroom feels indulgent and serene, enhanced by two tall windows and a

full-length bath that encourages long, unhurried evenings.

Living on Francis Road means having one of the area's most popular addresses right on your doorstep, with a strong neighbourhood feel centred around its independent cafés, bakeries and places to eat and drink. Marmelo Kitchen is a go-to for relaxed dining and artisan flavours, while Yardarm is a favourite for coffee and casual catch-ups. The street itself is pedestrianised and hosts a regular weekend market, giving it a sociable, village-style feel. For a change of pace, the nearby railway arches are home to Leyton Calling, known for its tropical cocktails, and Chop Shop Tavern for laid-back evenings. Green space is easy to reach too, with Wanstead Flats, part of Epping Forest, in one direction and Queen Elizabeth Olympic Park in the other, offering wide open landscapes and scenic walks.

WHAT ELSE?

Transport links are within easy walking distance, making everyday travel refreshingly straightforward. Leyton Station is a 10-minute walk away, offering quick access into central London, while Leyton Midland Road Station can be reached in 15 minutes for Overground services across the city.



A WORD FROM THE OWNER...

"We've had the pleasure of calling this flat home for almost six years, and in that time it has truly become a place we've loved living in. What has made living here so special is the sense of quality not only in the property itself, but in the lifestyle that surrounds it. Weekend mornings often began with a stroll to Yardarm or Marmelo for exceptional coffee and pastries, while our days were enriched by the abundance of nearby green space for peaceful dog walks.

The neighbourhood has a quietly sophisticated charm — a blend of independent cafés, thoughtfully curated shops, excellent yoga studios, and a warm, genuine community. Our neighbours have been wonderfully friendly, adding to the sense of belonging that is increasingly rare to find in London. We've loved living here, and we hope the next owners feel just as at home as we have."

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