

Leslie Road, Leytonstone

Offers In Excess Of £400,000 Leasehold

2 Bed Flat

Map data ©2025

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

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## Features

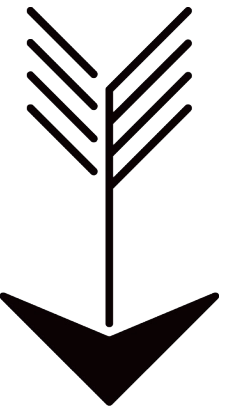
- Two Bedroom Flat
- Second Floor
- Very Well Presented
- Two Double Bedrooms
- Private Balcony
- Communal Garden
- Outdoor Storage
- Short Walk To Leyton Station

Nestled between Leyton and the Olympic Village, this bright and spacious two double bedroom apartment has been thoughtfully designed, from the large kitchen, modern bathroom and bright reception to the private balcony, communal garden and outdoor storage. Leyton tube is moments away, putting you within ultra easy reach of central London, and you'll find top class food and drink-based perks in almost all directions.



### A WORD FROM THE OWNER...

"I love how vibrant Leyton is, a mix of cultures. Always a lot going on with new bars, cafes and cute stores opening up. It has a very nice community feel with Jumble sales, community gatherings and events always popping up."











#### ➡➡ IF YOU LIVED HERE...

With almost 700 square feet of internal space, this is an apartment you'll easily feel at home in. Due to second floor positioning and south-facing window, the reception room has a bright and brilliant ambience. As for the finish, you'll particularly love the contrast between the green and neutral decor, and the mantelpiece makes a fantastic focal point.

The separate kitchen will be extra convenient, and you'll love making the most of the glossy units and integrated appliances. The mosaic-style flooring and metro brick tiling look great, and the expandable dining table has been masterfully designed. The bedrooms are both spacious doubles - one with in-built storage, while the bathroom is contemporary with more immaculate design and an over-tub shower.

On warmer days, you'll really appreciate the communal garden, which has been lovingly landscaped and has plenty of space for spreading out in. You also have a glorious south-west facing private balcony, which will be a fantastic place to sit out on with a drink - the perfect sun trap. You don't have to travel far if you want to enjoy more open air though - the Olympic Park is a 15 minute stroll away, while Drapers Field is even closer. These green spaces are perfect for relaxing or going for a leisurely jog, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... You've got some excellent options around the East Village, including Signorelli, a family-owned Italian artisan bakery. Or head in the other direction towards Grove Green Road, where you can take your pick between the equally excellent Filly Brook and Heathcote & Star. Slightly further away you'll find the part-pedestrianised hub Francis Road, where you've got upmarket deli/wine bar Yardarm, vinyl treasure trove Dreamhouse Records and much more.

#### WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions including Sadler's Wells, BBC and V&A.
- Nearby Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're less than a mile away.

