

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		66	73
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC

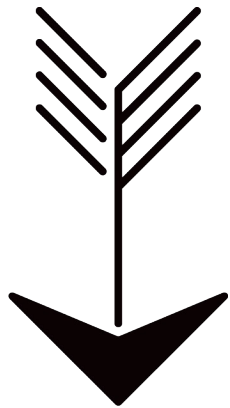




Features

- Two Bedroom Abrahams Apartment
- First Floor
- Private Garden
- Stylish Decor Throughout
- Spacious Bay Fronted Reception
- Private Entrance
- Two Double Bedrooms
- Close To Leytonstone Station
- Short Walk To Francis Road

Brimming with light and charm, this thoughtfully laid-out 736 sq ft first-floor apartment doesn't just tick boxes — it's got a soul of its own. One of the sought-after two-bedroom Abraham homes tucked inside a striking Victorian conversion, it offers the kind of character newer builds can only dream of. Step outside and you're moments from the buzz of Francis Road — Leyton's proudly indie high street, full of local gems, from artisan coffee spots to relaxed pubs and standout restaurants. And when it's time to head into the city, Leytonstone Underground (Central Line) is just a 13-minute stroll away, with Liverpool Street a swift 12-minute ride and the West End within half an hour..



A WORD FROM THE OWNER...

"We've genuinely loved living on Twickenham Road — this flat has been the perfect first home for us, and we've always felt part of the community here. Over the years, we've put a lot of care into making it our own, from laying the solid wood herringbone floors to designing the bespoke Naked Kitchen, and choosing calming Little Greene paints throughout. The spacious living room, with its high ceilings and lovely natural light, has been one of our favourite spaces — great for hosting friends and a perfect home for our many thriving plants. The bedrooms, set quietly at the back of the flat, offer real peace and privacy. The garden is low-maintenance and has been ideal for our cats, who love stretching out in the evening sun. The generous loft space has also been invaluable for storing everything from suitcases to off-season clothes. We'll really miss the area — whether it's the buzz from the Orient stadium on a Saturday afternoon, the energy of events around Francis Road, or being just around the corner from the Northcote, where new and long-time locals come together. It's a home we've carefully renovated and genuinely loved — and we hope the next owners will feel just as settled here as we have."





IF YOU LIVED HERE...

Accessed behind a neat walled garden on a peaceful residential street, this first-floor apartment offers an instant sense of calm and seclusion. Step through your own private entrance and follow the striking geometric-tiled hallway upstairs, where the home begins to unfold.

The reception room is full of natural light, thanks to a generous bay window. Open alcove shelving sits on either side of the chimney breast, while warm chevron floorboards run underfoot, adding texture and continuity.

The main bedroom faces the side return, with soft putty and white tones on the walls and the same wooden flooring throughout – it's simple, calming, and restful. The second bedroom sits quietly at the rear; ideal as a nursery, home office or guest room, depending on where life takes you.

At the heart of the home, the kitchen-diner boasts a contemporary feel with sage green and natural wood cabinetry and white marble style worktops subtly veined with grey making for a quietly confident space—stylish but unshowy. Integrated appliances are tucked away neatly, and there's plenty of room for a dining table, whether you're hosting or just settling in for a slow morning coffee.

The bathroom keeps things clean and classic, with white metro tiles, a rainfall shower over the bath, and a vanity unit for storage. Black shiplap panelling and a dark tiled feature wall add a touch of drama, while a window brings in natural light and fresh air.

Finally, the garden: a surprisingly private patio surrounded by lush, low-maintenance borders. Lavender and roses spill from either side, offering scent, colour and a real sense of escape in the warmer months.

Beautifully finished and thoughtfully arranged, this is a home with heart – ready to move straight into, with plenty of flexibility for however you want to live.

WHAT ELSE?

- The popular Leyton Mills Retail Park has an abundance of supermarkets and stores and is close by.
- 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.
- You have nineteen primary/secondary schools in a one-mile radius, all rated 'Good' or better by Ofsted. The 'Outstanding' Newport Primary is approx. five five-minute walk around the corner.



Request a viewing, E17: 0203 397 9797 / E11: 0203 397 2222 / E4: 0203 369 6444