

# Cambrian Road, London E10

2 bedroom, Ground floor, Split-level flat  
Guide Price £550,000 – £600,000



EASTBANK



Set within a stunning and quite magnificent detached Victorian building is this brand newly developed split level two bedroom flat, elegantly designed and finished to an exquisite standard, nestled on a leafy and quiet residential street, moments from Leyton Jubilee Park and walking distance to transport links and local amenities. With an abundance of natural light and wonderful colour schemes and tones along with well-proportioned rooms and all the mod cons, you will have the perfect mix of entertaining for friends and family as well as a cosy and beautiful environment when at home on your own.

- Two Bedrooms
- Split Level Flat
- Outside Space
- Short Walk To Leyton Midland Station
- Large Open Kitchen/Living Room
- Brand Newly Developed
- Elegantly Designed
- Detached Victorian Building
- Chain Free
- Brand New Lease

Arrange a viewing 020 8521 8589 | [enquiries@eastbank.co.uk](mailto:enquiries@eastbank.co.uk)



Arrange a viewing 020 8521 8589 | [enquiries@eastbank.co.uk](mailto:enquiries@eastbank.co.uk)

Upon entering the building through the main front door, the entrance to the flat is on your right and immediately upon entering, you will find yourself in the large open kitchen/living area, perfectly arranged to allow for separate living and kitchen space. Benefiting also from original features such as the front bay with wonderful sash windows and French doors opening up on to your own private patio space. The choice of colours are neutral, with a wonderful and elegantly designed light

olive 'U shaped' kitchen with ample worktop space and built in appliances. The white brick-tiled splash-back allows for the unexpected food splash that we have all endured, making it easy to keep clean and looking new.

The flooring is a beautiful natural engineered oakwood which sticks with the neutral tones, allowing all buyers to put their own stamp on the apartment with their furniture and accessory choice.







Down the stairs to the lower ground level is where you'll find the two bedrooms, both generously sized and one benefiting from a large bay window. The bedrooms are fitted with soft beige carpet and provide ample space for storage.

Lastly you'll find the three-piece bathroom suite, set out with large 60x60cm white speckled floor tiles along with designer wall tiles, finished with white matte taps, mixers and flush plate, including a large shower-head over the bath.

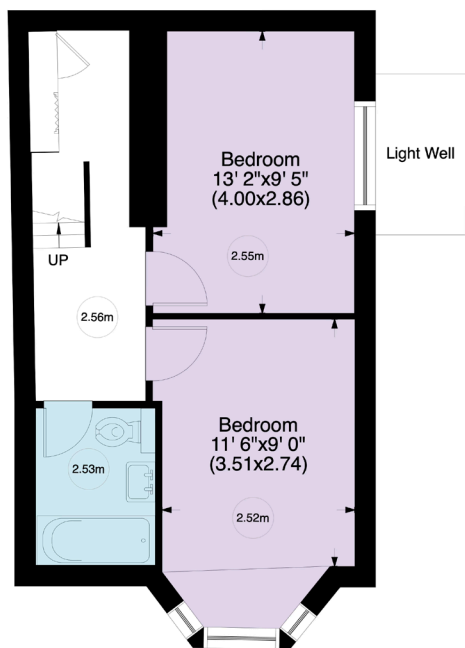
**The ever popular Francis Road is just to the south and has very much a village feel, mostly pedestrianised with a choice of independent shops, restaurants and cafés at your disposal.**

# Flat A, Cambrian Road, London E10

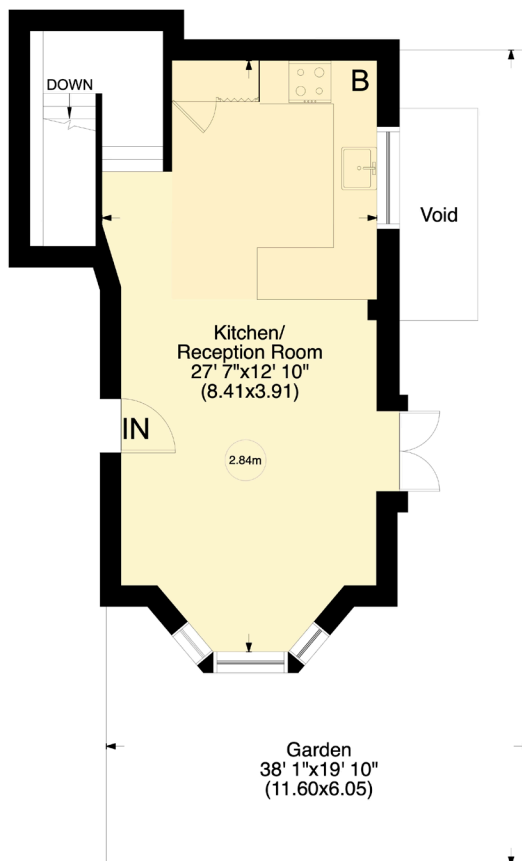
Gross internal area 70m<sup>2</sup> (750ft<sup>2</sup>)

All measurements are approximate, not to scale

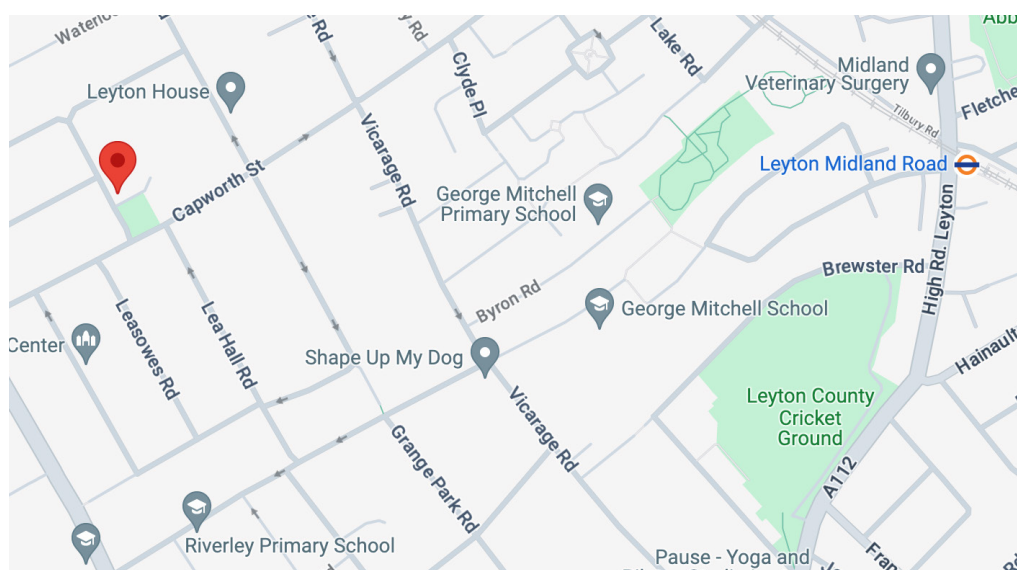
## Lower Ground Floor



## Ground Floor



## Location



Leyton Midland Road which is on the Overground Network is also only a short leisurely stroll away.

Arrange a viewing 020 8521 8589 | [enquiries@eastbank.co.uk](mailto:enquiries@eastbank.co.uk)