



Manor Road,

Guide Price £350,000 - £375,000



Manor Road,

Stylish Two-Bedroom Victorian Conversion with Off-Street Parking

Set within a handsome Victorian conversion on a tree-lined street in Leyton, this beautifully presented two-bedroom first-floor flat offers a rare combination of period charm and modern convenience – including the sought-after bonus of off-street parking.

The spacious open-plan living and dining area is perfect for entertaining, featuring elegant wooden flooring, double-glazed windows that provide excellent natural light and insulation, and a charming original Victorian fireplace that adds character and warmth. The sleek, modern kitchen is fitted with wooden worktops, contemporary cabinetry, and integrated appliances – a well-designed space for cooking and gathering.

Both bedrooms are doubles, with neutral décor and soft carpeting, creating inviting spaces for rest and relaxation. The fully tiled family bathroom includes a full-sized bath and modern fittings, while double glazing throughout ensures comfort year-round.

Ideally located for both families and professionals, this home is within easy reach of several well-regarded schools including *Riverley Primary School*, *Norlington School for Boys*, and *George Mitchell School*. You'll also find an abundance of green space nearby, such as *Leyton Jubilee Park*, *Hackney Marshes*, and *Coronation Gardens*, perfect for weekend strolls or outdoor activities.

The vibrant *Francis Road* area is just a short walk away, offering a buzzing community vibe with its selection of independent cafés, local shops, artisan bakeries, and yoga studios. For commuters, *Leyton Underground Station* (Central Line) is around a 13-minute walk, providing fast access to the City and West End. *Leyton Midland Road Overground* and a number of well-connected bus routes further enhance the excellent transport links.

Offered *chain-free*, this fantastic flat is an ideal opportunity for first-time buyers, investors, or those looking to settle in one of East London's most up-and-coming neighbourhoods.





Open-Plan Kitchen & Lounge

Set within a charming Victorian conversion, this spacious and stylish open-plan kitchen and lounge effortlessly blends period character with modern living. The room features elegant wooden flooring throughout and is bathed in natural light thanks to two large double-glazed windows. A stunning original Victorian fireplace serves as a striking centrepiece, adding warmth and historic charm to the space. The modern kitchen is thoughtfully designed along two walls, offering sleek, contemporary units paired with beautiful wooden worktops. Integrated appliances include a fridge/freezer, dishwasher, and washing machine, making it both functional and visually appealing. The room is decorated in a soft, neutral palette, creating a calm and welcoming atmosphere that complements a variety of styles and furnishings—ideal for both relaxing and entertaining.



Bedrooms

These two bright double bedrooms offer comfortable and airy living spaces, ideal for rest and relaxation. Each room features a large double-glazed window that brings in plenty of natural light, while the high ceilings create a greater sense of openness and space. Both rooms are fully carpeted for added warmth and finished in a light, neutral colour scheme, making them easy to personalise. There's space for wardrobes, or other furnishings to suit your needs. Perfect for couples, or anyone in need guest room or home office, these bedrooms combine versatility in a quiet, well-maintained home.



Bathroom

The bathroom is fully tiled for a clean and contemporary finish, featuring a classic white three-piece suite including a bath with overhead shower, basin, and WC. A double-glazed window provides natural light and ventilation, enhancing the bright, fresh feel of the space. An airing cupboard houses a reliable Worcester combi boiler, offering efficient heating and hot water throughout the home. Practical and well-maintained, this bathroom combines everyday functionality with a simple, modern style.

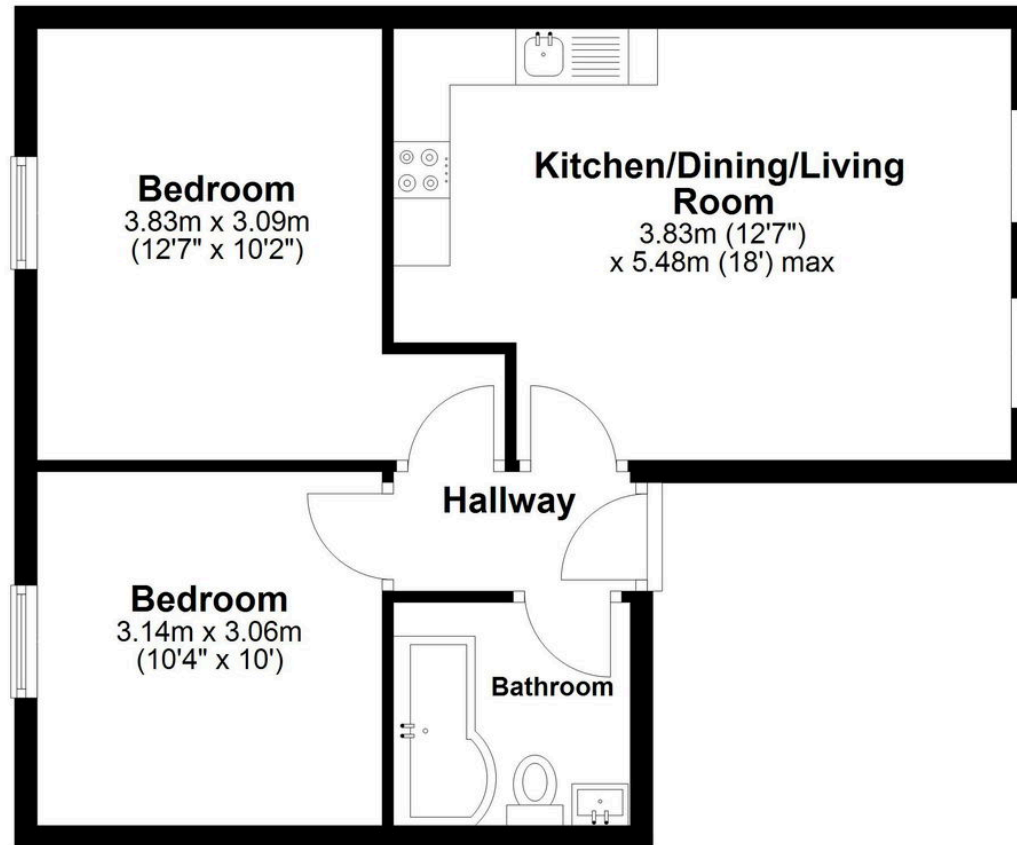
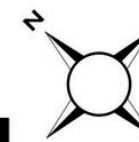
Charming Period Frontage

This attractive semi-detached home boasts a traditional Victorian-style frontage, showcasing timeless period details and a classic pitched roof. The characterful exterior is complemented by a private front drive, offering convenient off-street parking along with an allocated parking space—an increasingly rare find in the area. A welcoming first impression with plenty of curb appeal.



First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 50.2 sq. metres (540.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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