

Total Area: 67.5 m<sup>2</sup> ... 727 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

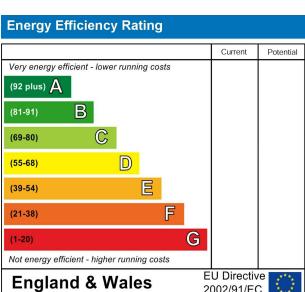
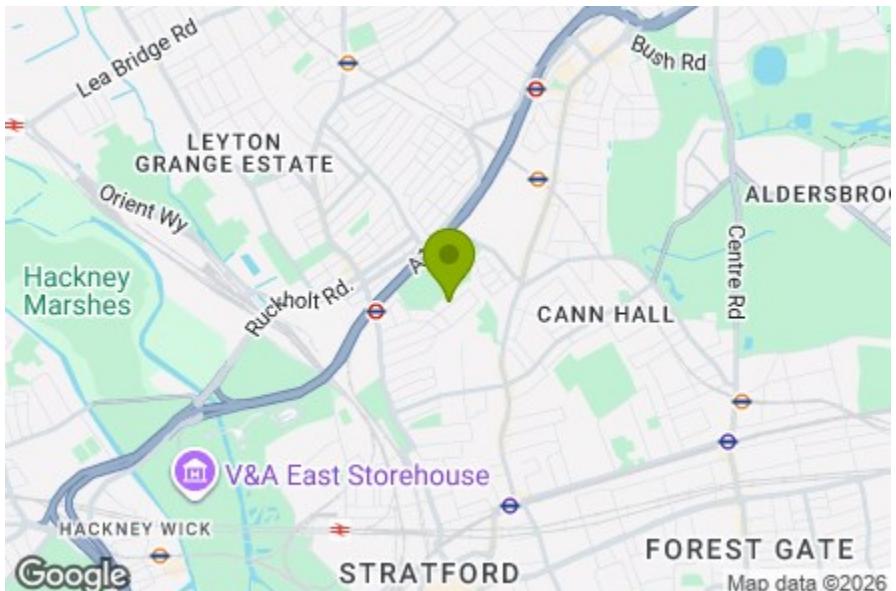
Kitchen / Dining / Reception Room  
16'10" x 17'1"

Bathroom  
5'5" x 7'9"

Bedroom  
9'10" x 18'7"

Ensuite  
6'6" x 5'4"

Bedroom  
7'7" x 13'3"



**NORTH BIRKBECK ROAD, LEYTONSTONE**  
Offers In Excess Of £500,000 Share of Freehold  
2 Bed Apartment - Conversion



#### Features:

- Stunning Victorian Conversion
- Two Double Bedrooms
- Two Bathrooms
- Extended Open Plan Living Space
- Lower Ground Floor
- Private Landscaped Garden
- Well Presented
- Private Entrance
- Close to Leyton Station
- Easy Access to Francis Road/ Olympic Village/ Forest Gate

This handsome Victorian conversion offers a well-balanced layout with two generous double bedrooms and two bathrooms. The property has been thoughtfully extended to create a spacious open-plan living area, giving the home a strong sense of flow and versatility. A private entrance adds a welcome feeling of independence, while the landscaped garden provides valuable outdoor space for everyday use. Presented in great condition throughout, it blends its Victorian origins with a modern layout. The location is equally appealing, with Leyton Station close by and easy access to Francis Road, the Olympic Village and Forest Gate.

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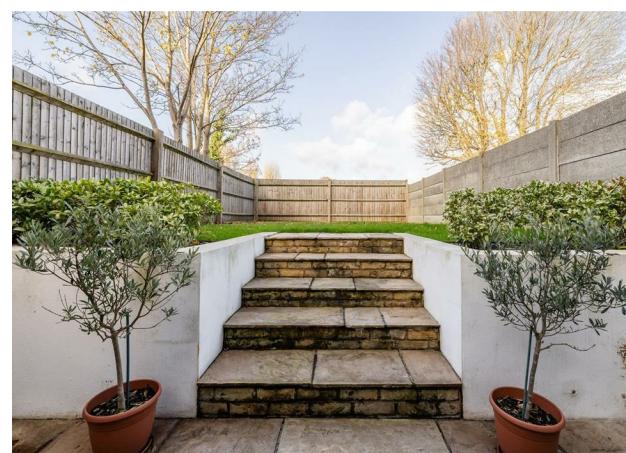
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#### IF YOU LIVED HERE...

An attractive period building with a confident, composed façade that immediately feels established and thoughtfully maintained. Warm brickwork is paired with crisp architectural detailing, giving the exterior a strong sense of character and presence, while generous window proportions hint at the scale and finish found within. Inside, the layout flows naturally from a central hallway through to a generous kitchen, dining and reception room to the rear. Pale wood flooring brings warmth and continuity, complemented by neutral finishes that create a soft, settled backdrop. The kitchen area is detailed with patterned tiled splashbacks, adding texture and interest, while there is ample room for both relaxed seating and a generous dining table. Large bi-folding doors stretch across the rear, drawing daylight deep into the room and opening directly onto the garden beyond.

The garden is arranged across two distinct levels, with a paved terrace closest to the home that works naturally as an extension of the living area. Steps lead up to a raised lawn framed by established planting, giving the garden a sense of depth and separation while remaining easy to enjoy throughout the year.

Returning indoors, the main bedroom is generously proportioned and features a bay window fitted with shutters that allow light to be filtered gently while maintaining privacy. Soft carpet underfoot adds comfort, and an ensuite is neatly incorporated for everyday convenience. A second bedroom continues the same considered tone, with neutral walls and soft flooring creating a welcoming feel. Completing the home is a

well-finished bathroom, fully tiled in a classic brick pattern with patterned flooring and a bath with an overhead shower, offering a timeless and practical finish. The surrounding neighbourhood has a lively yet established feel, with a strong sense of local character. Close by, Francis Road has become a real focal point, known for its pedestrianised stretch lined with independent favourites including Marmelo Kitchen, Yardarm and the Northcote Arms, alongside a popular weekend market. Just moments away, the Birkbeck Tavern offers a relaxed spot with a generous garden, while Wanstead Flats provides a wide expanse of open green space for walking and outdoor time. Further on, Queen Elizabeth Olympic Park and East Village offer waterside walks, cafés and cultural venues, while Forest Gate Arches adds another layer of interest with its growing collection of independent shops, bars and eateries.

#### WHAT ELSE?

Transport connections are straightforward, with Leyton Station reached in eight minutes on foot, offering Central line services into the City and West End. Leytonstone High Road Station is a fifteen-minute walk away, providing Overground connections that link easily with the wider network across east London.



#### A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON  
E11 BRANCH MANAGER

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