

Reception
12'8" x 10'5"

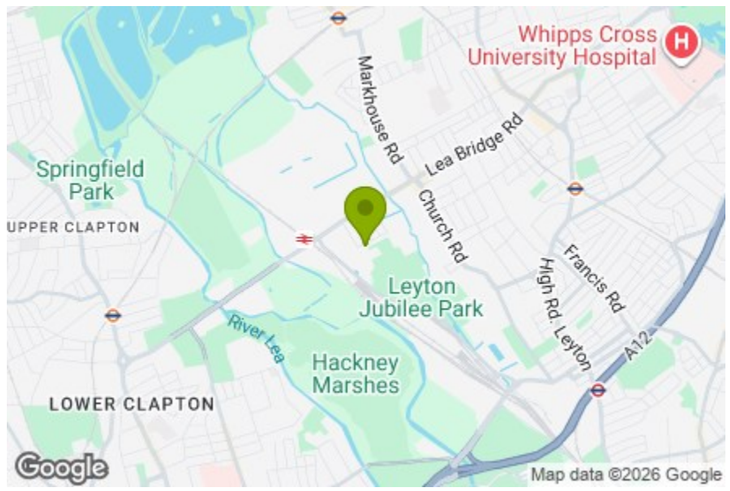
Bedroom
10'9" x 10'5"

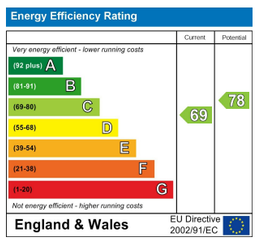
Kitchen
8'0" x 7'10"

Bathroom
8'0" x 7'8"

Bedroom
11'5" x 11'1"

Shared Garden
25'9" x 75'2"





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CLEMENTINA ROAD, LONDON

Offers In Excess Of £425,000 Leasehold
2 Bed House

Features:

- Two Double Bedrooms
- Ground Floor
- Own section of Shared Garden
- End of Terrace
- South Facing Garden
- Easy Access to Walthamstow/Hackney Marshes

Set on a residential street in Leyton, this charming two bedroom ground floor flat forms part of an end-of-terrace period property. With characterful interiors, a south-facing section of a shared garden and the open green spaces of Walthamstow and Hackney Marshes nearby, it offers a lovely balance of home comforts and neighbourhood favourites.

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0203 397 9797















IF YOU LIVED HERE...

Step inside and you'll find a bright reception room at the front of the property, where original wooden floorboards, crisp white walls and generous windows create an inviting space. There's plenty of room for dining and relaxing, while colourful artwork and thoughtful furnishings bring personality to the interiors.

Further along the hallway, the separate kitchen has sleek white cabinetry, dark worktops and contemporary fittings, with a window overlooking the garden. The bathroom is finished in soft neutral tones, with a bath and shower above, modern vanity unit and heated towel rail.

Both bedrooms are comfortable doubles, each with its own character. One features a lovely angled bay window, a feature fireplace and warm terracotta accent wall, while the other has built-in alcove storage, a fireplace and soft, neutral décor. The apartment offers approximately 690 square feet of living space, with a layout that makes good use of every room.

Outside, your own south-facing section of the shared garden offers plenty of space for outdoor dining, planting or simply enjoying a sunny afternoon. With established greenery and room to make it your own, it's a welcome extension of the living space.

WHAT ELSE?...

- Leyton Midland Road Station is within easy reach, offering Overground connections across East London, while nearby bus routes make exploring the surrounding neighbourhoods simple.

- Francis Road is a lovely spot for independent cafés, restaurants and local shops, with favourites including Yardarm and plenty of places to stop for a weekend coffee.

- Walthamstow Marshes and Hackney Marshes are close by, offering wide open green spaces, riverside walks and cycling routes along the River Lea.



A WORD FROM THE OWNER...

"This has been the perfect first home!

Highlights of the house are the bay windows which shape the living room and make it light but cosy, and the garden; so peaceful and feels like you could be in the countryside! Morning coffees outside on the bench consist of peacefulness and birds singing, or nice chats with our lovely upstairs neighbours.

Lea Bridge has got a wonderful little community. The train gets you to Stratford or Tottenham in less than 10 mins and you're only a 10 minute cycle from Hackney and 15 min cycle to Black Horse Road.

Perfect weekends look like going for a fry up at BBs (a Local institution) or getting a coffee from kophi and walking round Hackney Marshes and Wetlands. The River Lea is close by and you'll find immediate green space in jubilee park at the end of the road.

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