

BREWSTER ROAD



LEYTON, E10

HOME STORY



Overlooking the open green of Leyton County Cricket Ground, this well-positioned two bedroom first floor flat enjoys a peaceful setting whilst being perfectly placed for the best of Leyton living. Brewster

Road is just moments from Leyton Midland Road Overground station, providing convenient connections across East London, whilst Leyton Central Line station is also within easy reach for journeys towards Stratford, the City and West End.

The bustling High Road Leyton is close by, offering an array of independent shops, cafés, restaurants and everyday amenities, with the popular Francis Road also nearby for its much-loved selection of independent eateries, bakeries and boutiques.

The increasingly vibrant Tilbury Road Arches are also close at hand, creating a lively local hub of independent cafés, bars, food spots and creative businesses. With an abundance of local green spaces and leisure facilities close at hand, including Leyton Sports Ground and Abbots Park, this is a location that combines excellent transport links with a wonderfully established neighbourhood feel.



THE STORY CONTINUES...



Overlooking the iconic Leyton County Cricket Ground

Close to local amenities & High Road shopping

Great access to transport links incl. Leyton Midland Overground station

Road links incl. A12, A406 & M11

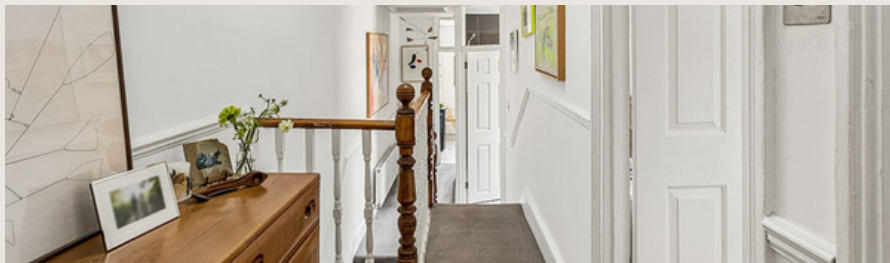
Transport links into Westfield Stratford City, the Queen Elizabeth Olympic Park & East Village



BEAUTIFULLY
PRESENTED,
PERFECTLY
PLACED...



RESIDING HERE



A Warm Welcome

Comprising a shared front entrance leading to your own private front door, stairs rise to the first floor of this charming home, where the accommodation unfolds beautifully.

Room to Make Your Own

Also positioned to the front of the property, the second bedroom is a wonderfully versatile space. Ideal as a guest bedroom, home office or nursery, it can easily adapt to suit the changing needs of its next owners.

A Restful Retreat

The generous main bedroom provides a calm and comfortable space to unwind, with a tall window allowing natural light to fill the room and offering views across the surrounding rooftops. Painted in Farrow & Ball's 'Old Grey', the soft neutral tone complements the high ceilings and enhances the room's airy feel, whilst the generous proportions allow plenty of space for a king size bed, freestanding furniture and additional storage.

A Place to Gather

To the front of the property, the bright and generously proportioned reception room immediately creates a welcoming sense of space. Large sash windows draw in an abundance of natural light while offering a leafy outlook, whilst a striking period fireplace provides a beautiful focal point. Bespoke built-in shelving adds both character and practicality, providing the perfect setting for books, artwork and treasured pieces. With plenty of room for comfortable seating and a dining area, this is a versatile space equally suited to quiet evenings at home or relaxed entertaining with friends.

Everyday Ease

The bathroom offers a practical yet relaxing space, complete with a full-sized bath — perfect for unwinding at the end of the day. A separate WC is conveniently positioned just beyond, adding an extra layer of practicality for busy households and visiting guests.

The Heart of the Home

The well-appointed kitchen brings together classic shaker-style cabinetry, warm wood work surfaces and a striking teal splashback, creating a characterful and inviting space. Ample cupboard storage and generous worktop space make it both practical and well suited to everyday cooking, with space for freestanding appliances. Underfoot, the patterned floor adds a distinctive finishing touch, whilst the large window fills the room with natural light and enjoys a pleasant leafy outlook. There is also space for a small breakfast table and chairs, creating a lovely spot to enjoy a morning coffee or a quiet start to the day.



FINER DETAILS



Asking Price: £425,000

Leasehold

Lease: 189 years from 29 September 1974

Ground Rent: N/A

Service Charge: N/A

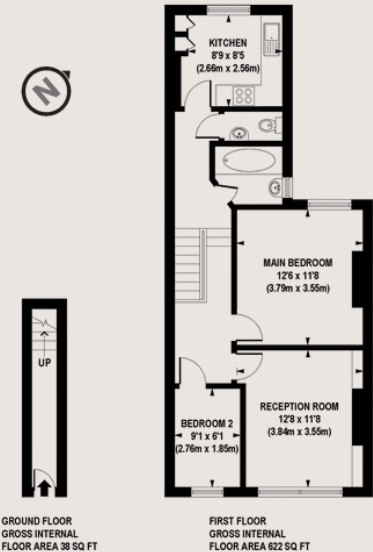
Council Tax Band: B





HOME FEATURES

- Beautifully presented two-bedroom first floor flat
- Leasehold
- Located opposite the iconic Leyton County Cricket Ground
- Spacious living area incl. feature fireplace
- Good size main bedroom for King size bed
- Good size second bedroom / nursery or study
- Bathroom suite
- Separate WC with underfloor heating
- Chic fitted kitchen incl. integrated oven & hob
- Close to local amenities & High Road shopping
- Great access to transport links
- Short stroll to popular pedestrianised Francis Road
- EPC Rating C



APPROX. GROSS INTERNAL FLOOR AREA 660 sq. ft / 61.29 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Theydons.



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NOTE FROM OWNER

“ We’ve absolutely loved our time on Brewster Road. It’s a brilliant spot, so close to Francis Road and Tilbury Road with their brilliant eateries, cafes, and shops. We have so many happy memories exploring these places, playing tennis at Abbot’s park, walking in Hackney Marshes or at Hollow Ponds, and enjoying the Saturday Kerb market on Francis Road.

Our favourite thing about the flat has to be that it overlooks the cricket ground. We have so many lovely memories of sitting in the living room, watching the leaves sway in the breeze and the parakeets fly by in the evenings.

In the summer we love having picnics on the cricket ground too, it’s lovely to have a green space so close by. ”



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