



Kitchen/ Reception Room
19'10" x 12'5"

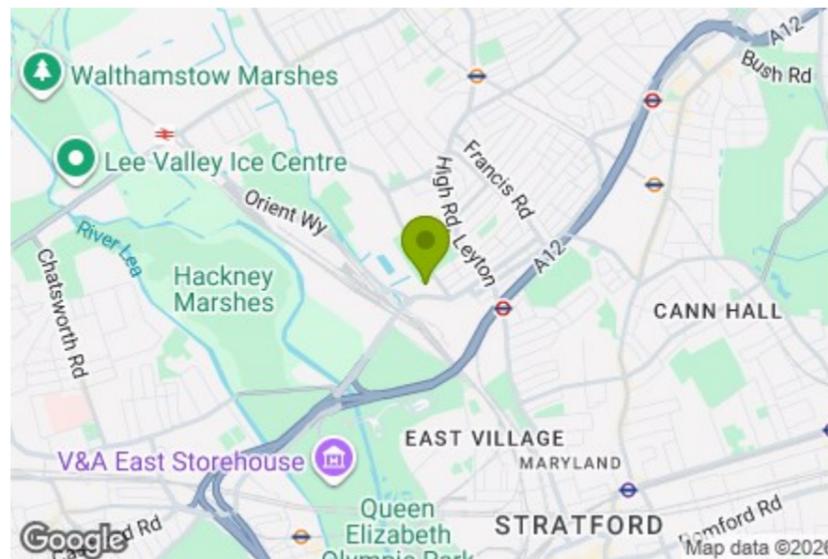
Balcony
12'2" x 5'9"

Bedroom
12'9" x 10'0"

Bathroom
7'2" x 6'8"

4th Floor

Total Area: 55.1 m² ... 593 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	82	82
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



AUCKLAND ROAD, LEYTON

Offers In Excess Of £400,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Fourth Floor
- Immaculately Presented
- Bike Storage
- Stunning Views

This smartly designed one-bedroom apartment is set on the fourth floor of a modern development in the heart of Leyton, enjoying far-reaching views, a private south-facing balcony, excellent storage, and immaculate decor, along with additional perks such as bike storage.

The location is just as great, with the Olympic Park a short walk away and the ever-popular Francis Road in the other direction. Leyton Underground station is only moments away, offering swift connections into the City via the Central line. It's easy to see why this part of London has become such a sought-after place to live.

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IF YOU LIVED HERE...

Once you've experienced the joy of living in such modern surroundings, there'll be no looking back...

Your open plan kitchen and living area is gloriously bright with smart flooring running the length of the room. There's plenty of space to balance work, rest and play, and it's ideal for entertaining thanks to the smart kitchen with glossy units and integrated appliances.

Floor-to-ceiling Juliet balcony doors flood the space with natural light, and when the sun's out you'll want to step onto your private south-facing balcony. From the fourth floor you'll enjoy a great sense of space and privacy, plus the added benefit of energy efficiency that comes with living at height.

The bedroom is just as immaculate with soft carpeting, in-built storage and balcony access, while the bathroom is sleek and contemporary with an over-tub shower. Off the hallway, you'll also find handy extra storage.

As for beyond, head north-east and you'll Francis Road, a destination that

draws visitors from across the capital thanks to its mix of independents, from deli and wine bar Yardarm, to Phlox bookshop, Dreamhouse Records, and Korean favourite Zaxx.

Take a short stroll south-west to reach the iconic Olympic Park and just beyond, Westfield Stratford. You're also close to East Bank, home to Sadler's Wells and the V&A Storehouse. Closer still is Coronation Park, with its charming bandstand and landscaped maze.

WHAT ELSE?

- Leyton tube station is a short walk to get you into central London via the Central Line. Or hop on a bus and be at Stratford in 15 minutes for the Elizabeth line and more.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore just a few minutes away on foot.

- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to the stadium to take in the sights and sounds of a game.



A WORD FROM THE OWNER.....

"Thanks to the floor-to-ceiling windows, the flat feels very bright and airy all year-round, with peaceful views over the nearby allotments. It's ideally located just five minutes from the Olympic Park and ten minutes from Hackney Marshes, which means you're never far from green space. The building is safe and friendly, with a great sense of community, an internal garden, and great facilities in the development including a nursery and sports centre."

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