

Ground Floor

Total Area: 59.7 m² ... 642 ft²

All measurements are approximate and for display purposes only

Bedroom
14'8" x 12'0"

Bedroom
12'0" x 11'11"

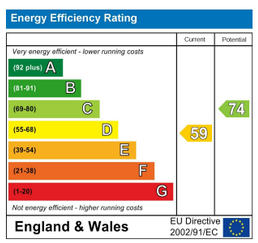
Reception Room
12'5" x 11'9"

Bathroom
6'5" x 6'0"

Kitchen
9'3" x 7'10"

Garden
22'11"





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BRUNSWICK ROAD, LEYTON

Asking Price £450,000 Leasehold

2 Bed Flat

Features:

- 2 bedrooms
- Ground floor ex Abraham flat
- Approx 642 square feet
- Private garden
- Period property
- Moments from Leyton Midland station
- Located just off Francis Road

A beautifully presented two bedroom ground floor ex-Abraham flat with a private garden, set within a handsome period property just moments from Leyton Midland Road station and the ever-popular Francis Road. With bright, well-balanced interiors and an excellent location, this is a home that offers the best of neighbourhood living with superb connections across East London.

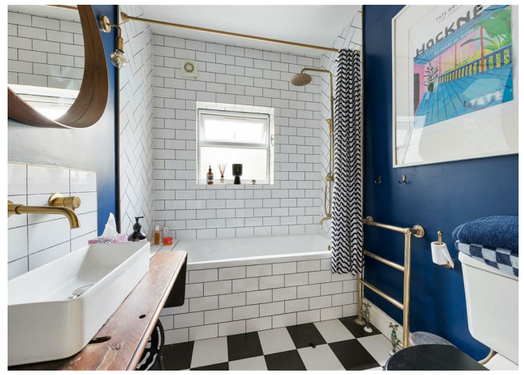
REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE..

Step through your own front door and into a long entrance hall, where original timber floorboards and soft neutral tones set a calm first impression. At the front, the bay-windowed room is filled with natural light, with bespoke shelving around the chimney breast and generous proportions that allow it to work beautifully as either a living room or principal bedroom.

Just behind, the garden-facing bedroom feels peaceful and private, with fitted wardrobes providing excellent storage. The second reception adds plenty of flexibility, whether used for dining, working from home or relaxed everyday living, with floor-to-ceiling built-in storage keeping things practical. The bathroom has been finished with monochrome flooring, white metro tiling and a brass rain shower over the bath.

To the rear, the kitchen has a clean birch plywood finish, along with ample storage and worktop space for easy everyday cooking. A glazed door leads straight out to the private garden, which has been thoughtfully landscaped with a decked seating area, raised beds, mature greenery, space for herbs and flowers, and a lawn that gives the whole space a quiet, tucked-away feel.

There's also a gravelled area that feels made for morning coffee, summer suppers or a slow weekend catch-up with friends. Well presented throughout and full of period character, this is a home that feels easy to settle into.

WHAT ELSE?

Leyton Midland Road station is only moments away, with Leyton Underground also within easy reach for Central line services into the City and beyond. Francis Road is just around the corner, where you'll find much-loved independents including Marmelo Kitchen, Yardarm, Dreamhouse Records, Phlox Books and Perky Blenders, alongside a great choice of cafés, shops and neighbourhood favourites.
Coronation Gardens and the wide open spaces of Hackney Marshes are both nearby, while the Olympic Park and Stratford's world-class shopping, dining and leisure facilities are within easy reach.



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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