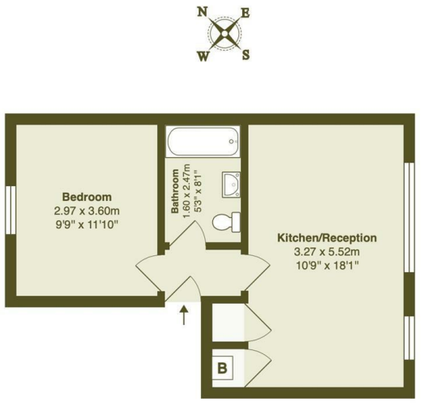


First Floor

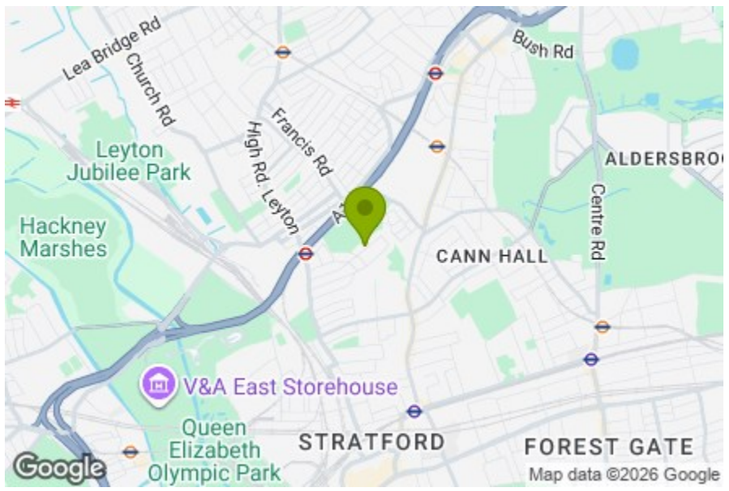
Total Area: 37.1 m² ... 399 ft²

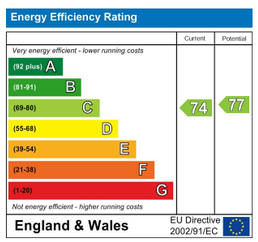
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/Reception
10'8" x 18'1"

Bathroom
5'2" x 8'1"

Bedroom
9'8" x 11'9"





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NORTH BIRKBECK ROAD, LEYTONSTONE

Offers In Excess Of £325,000 Share of Freehold

1 Bed Apartment - Conversion

Features:

- Stunning Victorian Conversion
- First Floor Apartment
- One Bedroom
- Share of Freehold
- Double Glazed Sash Windows Throughout
- Open Plan Living Space
- Close to Leyton Station
- Easy Access to Frances Road, The Olympic Village & Forest Gate

A bright and characterful one bedroom Victorian conversion in Leytonstone, set on the first floor with a share of freehold. Double glazed sash windows bring plenty of natural light into the beautifully presented interiors, while the open-plan living space makes the most of the apartment's proportions. Leyton Station, Francis Road and the wider neighbourhood are all within easy reach, with Forest Gate and the Olympic Village adding even more to explore nearby.

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IF YOU LIVED HERE...

The open-plan kitchen and reception is the heart of the home, a wonderfully light space with pale timber flooring and a run of double glazed sash windows. There's plenty of room to create distinct areas for relaxing and dining, while the contemporary kitchen sits neatly alongside, with glossy white cabinetry, integrated appliances and pale worktops. Crisp white walls keep everything feeling fresh and bright, leaving plenty of scope to add your own colour, artwork and furniture.

Across the hallway, the double bedroom is calm and simply finished, with soft carpeting and another sash window framing leafy views. The bathroom is particularly characterful, with white metro tiling, patterned flooring and a bath with shower above. There's also a useful storage cupboard off the living space. Altogether, it's a thoughtfully arranged first-floor home that balances Victorian character with clean, contemporary interiors.

WHAT ELSE?

Francis Road is one of Leyton's best-loved local stretches, with independent cafés, shops and places to eat, while Leytonstone has plenty more favourites to discover, including Yardarm, Dreamhouse Records and The Red Lion.
You're nicely placed for both neighbourhood life and wider East London, with the Olympic Village, Westfield Stratford City and Forest Gate all within easy reach.
Leyton Station provides Central line connections across London, making journeys towards Stratford, Liverpool Street and the West End straightforward

A WORD FROM THE OWNER...

"We've absolutely loved calling this flat home for the last seven years. The flat itself is bright and spacious with high ceilings and big windows (which are also double glazed, keeping us warm in winter as well). It's located on a quiet and friendly street in a low traffic neighbourhood, backing onto St Patrick's Cemetery, making it a really calm and peaceful space. At the same time, it's ideally placed for making the most of East London. We're bang in the middle of Leytonstone and Leyton, and Forest Gate, Walthamstow, Stratford and Hackney Wick are all within easy walking distance. We have one of the best community pubs in Leyton - The Birkbeck - right on our doorstep, and there are plenty of excellent pubs, bars, taprooms and restaurants nearby. Francis Road has great independent shops, cafes and a food market on Saturdays, and Westfield is extremely convenient for shopping too. We're surrounded by green space — Wanstead Flats, Hackney Marshes and the Olympic Park are all within easy reach, and amazing for long walks, cycling and running. Leytonstone Leisure Centre is just a few minutes up the road with a swimming pool and gym, and Stratford Community Sauna is a short walk away. The Elizabeth Line, Central Line and overground make getting around London so easy, but honestly, we spend most of our time in the local area - there is so much going on. We're really going to miss Leyton and this flat, but we're sure that whoever lives here next will be as happy as we have been."

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