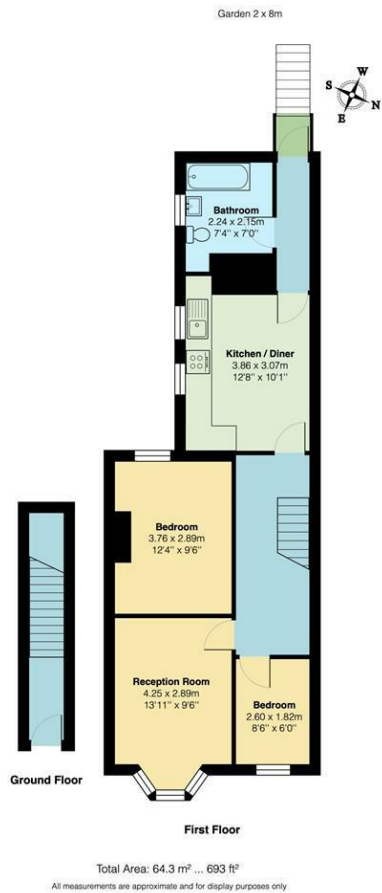




Reception Room
13'11" x 9'5"

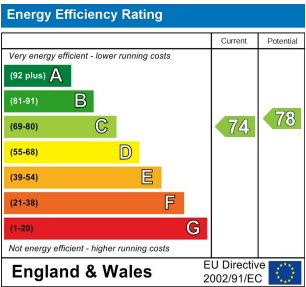
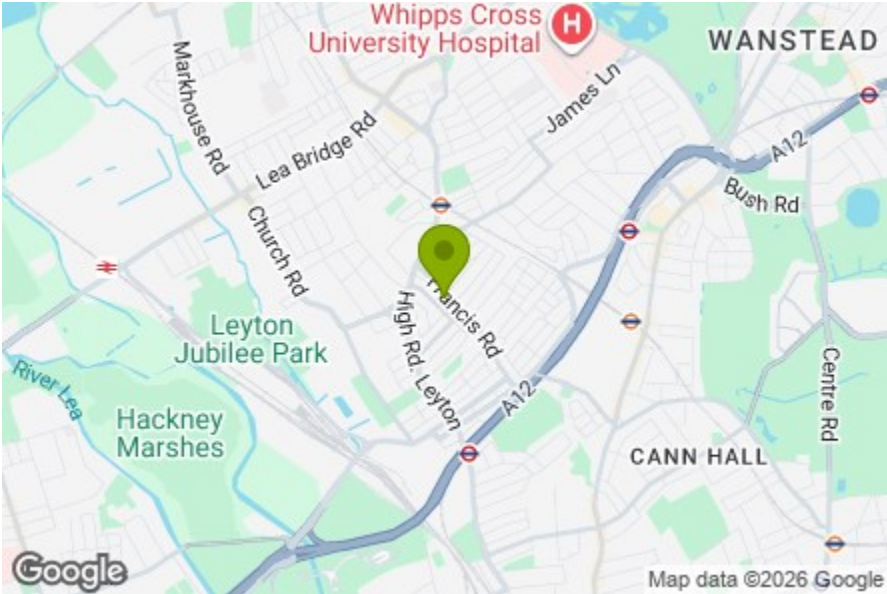
Bedroom
12'4" x 9'5"

Bedroom
8'6" x 5'11"

Kitchen/Diner
12'7" x 10'0"

Bathroom
7'4" x 7'0"

Garden
6'6" x 26'2"



FRANCIS ROAD, LEYTON

Offers In Excess Of £400,000 Freehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Freehold
- Private Rear Garden
- New Underlying Lease on Completion of 125 Years
- Own Front Door
- Chain Free
- Desirable Francis Road Location

Set in the heart of Leyton's ever popular Francis Road neighbourhood, this chain free two bedroom first floor apartment combines everyday practicality with one of East London's most sought after locations. With its own front door, freehold tenure, private rear garden and a new 125 year lease on completion, it offers independence, flexibility and plenty of long term appeal. Independent cafés, neighbourhood restaurants and excellent transport links are all within easy walking distance.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

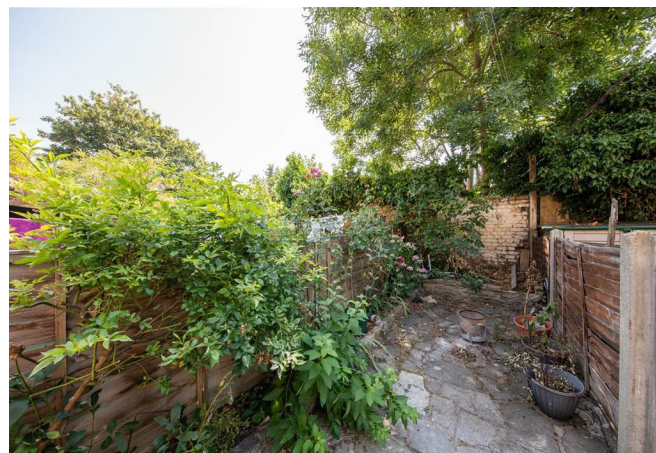
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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F YOU LIVED HERE,,,

Step through your own front door and head upstairs to a thoughtfully arranged first floor home with a natural flow between each room. At the front, the reception room is filled with natural light from a generous bay window, while a feature fireplace creates a welcoming focal point. The principal bedroom sits in the middle of the property, creating a calm and more tucked away place to retreat to.

The second bedroom is positioned at the front of the home and would work well as a guest room, study or nursery. The kitchen and dining room is set beyond, offering space for cooking and dining, with direct access to the private rear garden. The bathroom is positioned at the very back, completing a practical layout that works well for everyday life. The overall feel is bright, well kept and easy to make your own.

WHAT ELSE?

- Francis Road is one of Leyton's best loved destinations, home to Yardarm, Dreamhouse Records, Marmelo Kitchen and a strong collection of independent cafés, shops and neighbourhood businesses.

- Coronation Gardens is a short stroll away, while Hollow Ponds and Wanstead Flats offer plenty of open green space for walking, running and relaxed weekends.

- Leyton Underground station is within walking distance for Central line connections into the City and West End, with useful local bus routes serving the wider area.



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, picnicking in Coronation Gardens the next, 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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