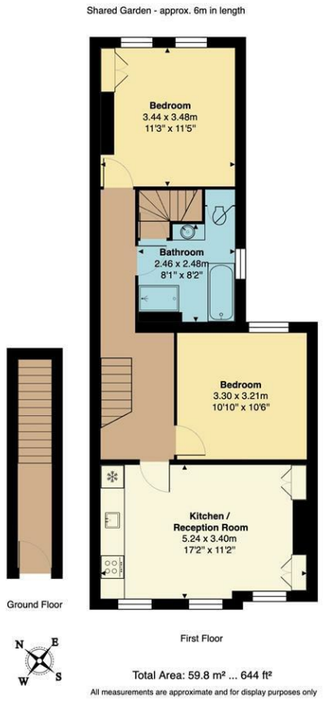


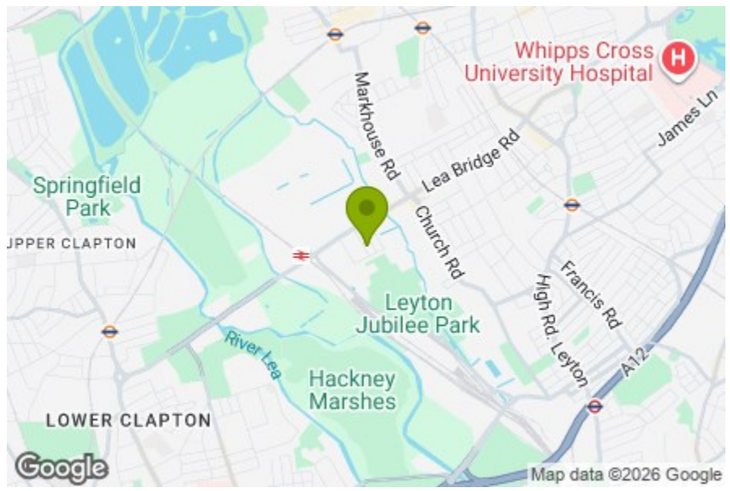
Kitchen/ Reception Room
17'2" x 11'1"

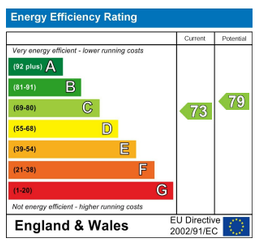
Bedroom
10'9" x 10'6"

Bedroom
11'3" x 11'5"

Bathroom
8'0" x 8'1"

Shared Garden
19'8"





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BLOXHALL ROAD, LEYTON

Offers In Excess Of £440,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Warner Flat
- Kitchen/Reception with Feature Fireplace
- Bespoke Cabinets and Wardrobes
- Stunning Bathroom with Bath and Shower
- Own Section of Rear Garden
- Original Floorboards
- Moments to Jubilee Park and Hackney Marshes
- Close to Lea Bridge Station
- Lease 166 Years Upon Completion
- Chain Free

A beautifully presented, recently renovated two bedroom Warner flat with its own front door, set in a sought-after pocket of Leyton, moments from Jubilee Park, Hackney Marshes and the excellent transport links at Lea Bridge Station. With original floorboards, bespoke storage, a new central heating system and carefully considered finishes throughout, this is a home that balances character and practicality in equal measure.

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IF YOU LIVED HERE...

Step through your own front door and head upstairs, where a bright, thoughtfully arranged layout unfolds across the first floor. The heart of the home is the open plan kitchen and reception room, a wonderfully sociable setting with original floorboards underfoot and a feature fireplace providing a natural focal point. The contemporary kitchen is beautifully finished with quartz worktops, new AEG appliances and a boiling water tap, while offering plenty of storage and room for everyday dining.

Both bedrooms are calm and inviting, with thoughtful design choices and character features throughout. The principal bedroom is particularly welcoming, with a cast iron fireplace set against an attractive tiled hearth, adding warmth and period charm. In the second bedroom, blush pink walls create a soft and restful feel, while a cast iron fireplace and bespoke storage enhance both the character and practicality of the room.

The bathroom has been beautifully finished, with a freestanding bath, separate shower and elegant fittings creating a luxurious feel. Outside, you'll enjoy your own section of the rear garden, providing a lovely spot for morning coffee, gardening projects or relaxing in the warmer months.

WHAT ELSE?

Lea Bridge Station is close by, offering swift connections to Stratford, Tottenham Hale and beyond, making journeys across London refreshingly straightforward.
Jubilee Park and the wide open greenery of Hackney Marshes are both within easy reach, providing acres of walking routes, sports facilities and outdoor space to enjoy throughout the year.
Leyton's thriving independent scene is nearby, with favourites including Burnt Smokehouse, Gravity Well Taproom, Yardarm and Dreamhouse Records all contributing to the area's strong sense of community and creativity.



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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