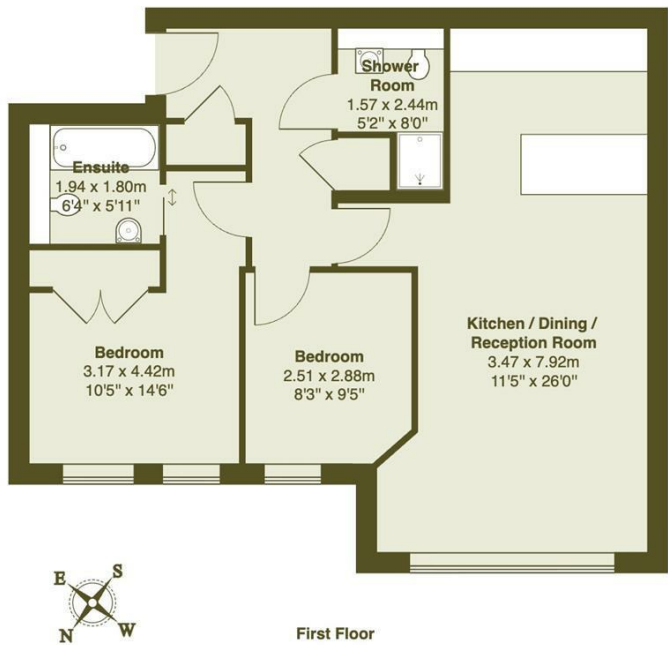




Total Area: 65.1 m² ... 701 ft²
All measurements are approximate and for display purposes only

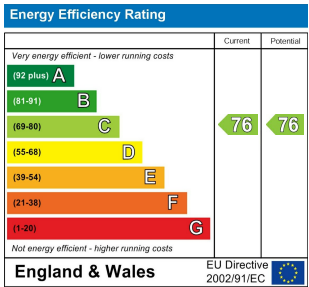
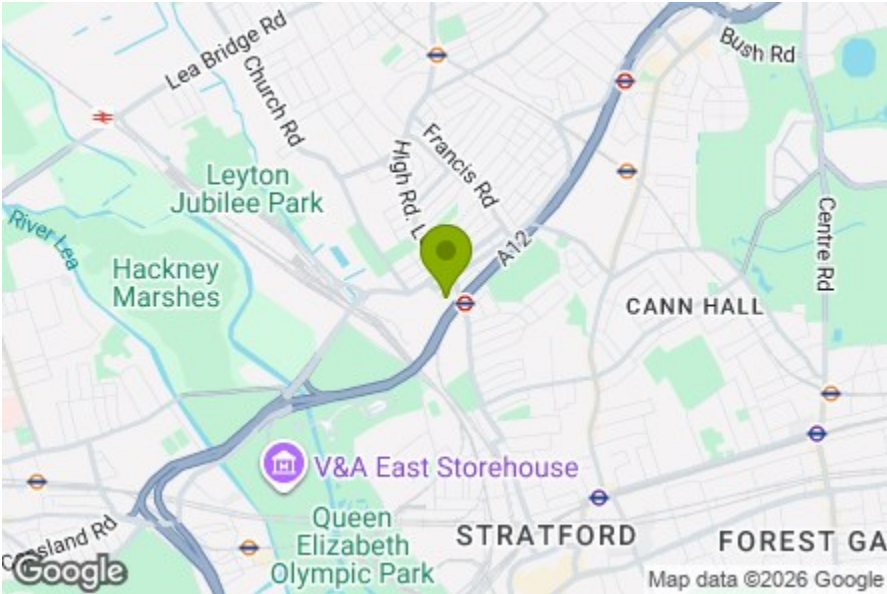
Bedroom
10'4" x 14'6"

Ensuite
6'4" x 5'10"

Bedroom
8'2" x 9'5"

Kitchen/Dining/Reception Room
11'4" x 25'11"

Shower Room
5'1" x 8'0"



MAUD ROAD, LEYTON

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- On the Doorstep of Leyton Station
- Approx.701 Square Feet
- Close to Hackney Marshes

This well-presented two-bedroom apartment sits on the first floor of a modern development in the heart of Leyton, with the Central line practically on your doorstep. Surrounded by independent cafés, restaurants and green spaces, including Hackney Marshes, it's a fantastic spot for enjoying East London, with plenty to explore in the surrounding neighbourhoods.

REQUEST A VIEWING
0203 397 9797

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E4 & N17
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IF YOU LIVED HERE...

With approximately 701 square feet of thoughtfully arranged living space, this apartment offers a lovely balance of comfort and practicality. The open-plan kitchen, dining and reception room is the heart of the home, with warm wood-effect flooring, soft neutral walls and a generous window drawing in natural light. There's plenty of room for comfortable seating and dining, while the contemporary kitchen features sleek cabinetry, integrated appliances and a central peninsula. It's a sociable space, equally suited to relaxed evenings and entertaining friends.

Along the hallway, you'll find two bedrooms, both with neutral décor and comfortable carpeting. The principal bedroom benefits from built-in storage and an ensuite bathroom, complete with a bath and shower above. The second bedroom offers flexibility for guests or a home office, while a separate shower room features stone-effect tiling and contemporary fittings. With two bathrooms and useful storage, it's a home designed for easy everyday living, with a thoughtful layout that makes the most of every room.

WHAT ELSE?

- Leyton Underground Station is moments away, offering Central line connections to Stratford, Liverpool Street and central London, with further connections available from Stratford.
- Leyton's independent food scene is thriving, with local favourites including Yardarm for wine and small plates, and Homies on Donkeys for Mexican food.
- Hackney Marshes and the River Lea offer wonderful opportunities for walking and cycling, while Queen Elizabeth Olympic Park is nearby for landscaped gardens, waterways and cultural attractions.



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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