



Total Area: 58.9 m² ... 634 ft²
All measurements are approximate and for display purposes only.

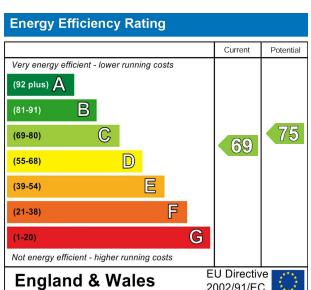
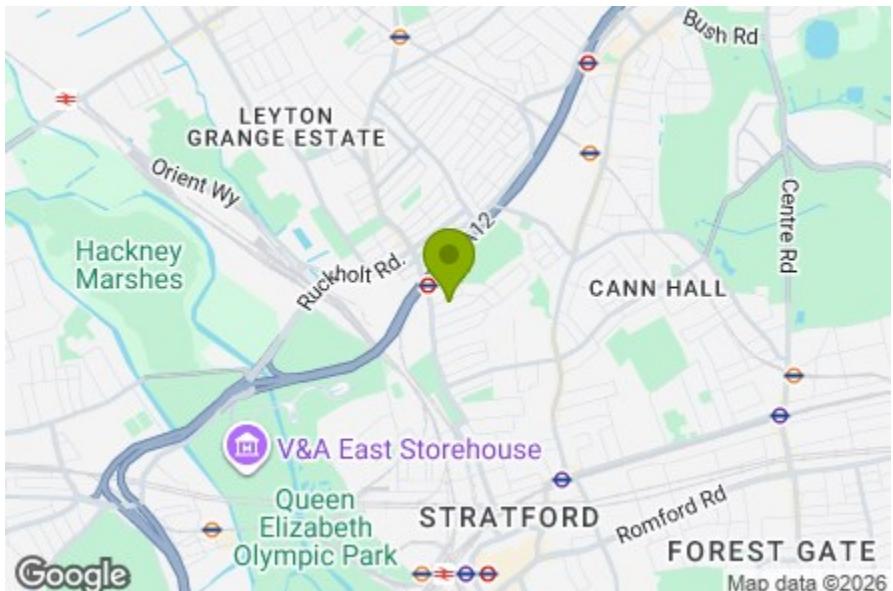
Kitchen / Reception Room
25'3" x 14'5"

Shower Room

Bedroom
12'10" x 10'6"

Bedroom
10'10" x 8'7"

Garden
21'3"



CALDERON ROAD, LEYTON
Offers In Excess Of £525,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom Flat
- Ground Floor Period Conversion
- Private South East Facing Garden
- Stylishly Designed Throughout
- Two Double Bedrooms
- Modern Fully Integrated Kitchen
- Short Walk To Leyton Station

This stunning 634 ft² two-bedroom ground-floor flat, set within a charming period conversion, is a true showstopper. Impeccably designed with a perfect balance of style and function, every detail has been thoughtfully executed to create a home that's as practical as it is beautiful. One of the highlights of this property is the generous 21 ft southeast-facing private garden, offering a tranquil outdoor retreat perfect for summer entertaining. Located just minutes from Leyton station, the convenience of the Central Line means you can reach the City in just 10 minutes and the West End in 30 mins, making this an ideal choice for professionals and city lovers alike. Whether you're entertaining, unwinding, or commuting, this flat delivers on every level.

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IF YOU LIVED HERE...

Don't be deceived by the charming period facade as you make your way along the encaustic mosaic-tiled pathway to the classic black front door. Step inside, and you'll be instantly transported into a stunning, ultra-modern interior where sleek design meets flawless craftsmanship. Every detail has been carefully considered, blending contemporary luxury with effortless functionality. This is a home designed to impress – from its stylish finishes to its seamless flow of space and light.

Two double bedrooms greet you first, the larger at 129.58 ft² features a stunning bay window with both rooms offering smart built-in storage just below the ceiling maximising space for furniture below while maintaining a sleek, uncluttered feel.

Designed with a spa-like ambience, the bathroom boasts a walk-in shower, countertop-mounted oval sink, warm stone-effect tiling, and black contrast hardware. Thoughtful details such as LED accent lighting, soft downlights, and an illuminated mirror ensure the perfect start to your day.

At 358 ft², the kitchen/reception room is a fabulous open space bathed in light thanks to three skylights and floor-to-ceiling glazing along the southwest-facing wall. The fully fitted kitchen integrates seamlessly, complete with high-end appliances and a cleverly designed breakfast bar – ideal for casual meals or chatting with friends while

flexing your culinary skills.

A glazed door to one side leads to a covered side return – perfect for securely keeping bikes. On the other side, double doors extend further to the sun-drenched garden, laid mainly to an artificial lawn and edged with crisp white gravel and well-maintained fencing. With ample space for entertaining and summer barbecue season just around the corner, this private outdoor retreat is the perfect place to unwind and soak up the sunshine.

WHAT ELSE?

- For dining and drinks, you're spoilt for choice, with excellent pubs and restaurants right on your doorstep, including the Coach and Horses, Technical, and Figo.
- For those seeking leisure and recreation, the nearby Olympic Park is a haven of world-class facilities, including Lee Valley Hockey, Tennis Centre or the stunning London Aquatics Centre. The park itself is a tranquil escape, ideal for dog walks, scenic strolls along the waterways, or simply unwinding in its vast open spaces.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants – the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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