



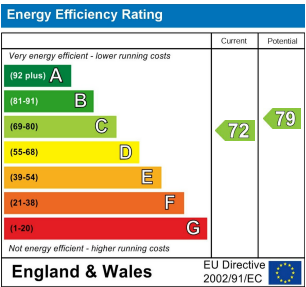
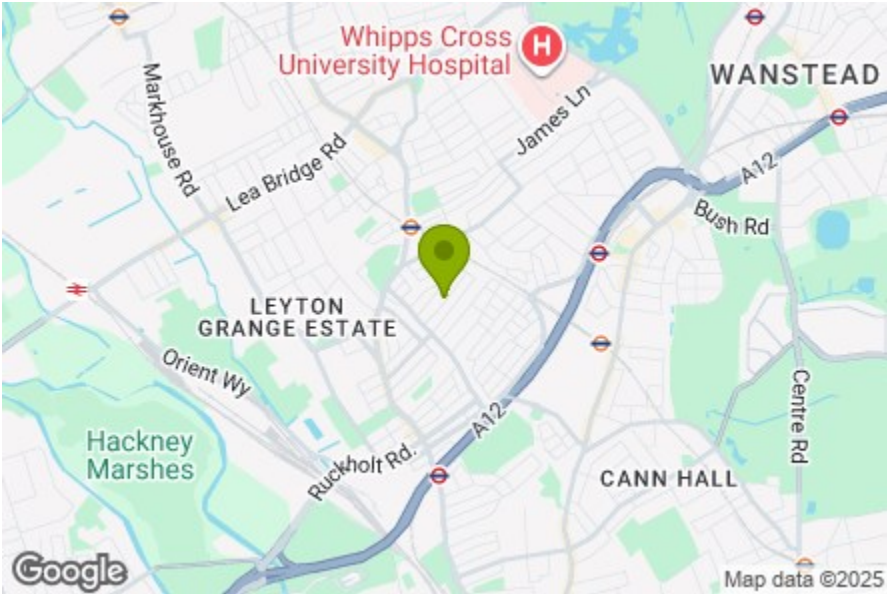
Kitchen/Reception Room
10'2" x 20'3"

Shower Room
4'8" x 6'5"

Bedroom
9'7" x 11'3"

Bedroom
11'10" x 13'5"

Garden
16'8" x 36'1"



CLAUDE ROAD, LEYTON

Offers In Excess Of £460,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- Open Plan Kitchen / Living Area
- Well Presented
- Private Garden
- Francis Road Location
- Close Proximity to Leyton Midland Road

Set on one of Leyton Village's most sought-after streets, this ground-floor apartment offers 518 sq ft of well-planned living space, plus a gorgeous private garden - a real rarity in this location. Inside, the layout includes two bedrooms, an open-plan kitchen/reception, and characterful period details throughout. Just a stone's throw from ever-popular Francis Road, Leyton's much-loved pedestrianised hub lined with independent shops, pubs and restaurants, you couldn't be better placed for convenience. And with Leyton Midland Road Station (Overground/Suffragette Line) around 10 minutes on foot and Leyton Station (Central Line) about 13, getting across London is refreshingly easy.

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IF YOU LIVED HERE

Tucked behind a neatly walled front garden on a quiet residential street, this home feels private and welcoming from the moment you arrive.

At the front, the first bedroom (currently used as a reception room) is a bright and versatile space. A southeast-facing bay window fitted with crisp plantation shutters lets the morning light pour in whilst still maintaining privacy, and original wooden floorboards begin here and flow seamlessly through the home.

The second double bedroom sits just behind, decorated in a calm, pale blue. A side-return window brings in soft natural light, and the continued wooden flooring gives everything a cohesive feel.

Head along the hallway, passing a handy storage cupboard, and you'll find the bathroom. Modern and functional, it pairs polished concrete-style tiles with a striking teal hexagonal feature wall. A walk-in shower with a rainfall head and a heated towel rail keeps things comfortable and contemporary, while a small window provides ventilation.

The open-plan kitchen/reception room is wonderfully bright thanks to its dual aspect. Duck-egg blue cabinetry forms an L-shape, topped with clean white worktops and integrated appliances, including a gas hob for those who like precision when they

cook. There's ample space for both dining and lounging, a social layout that works whether you're hosting or just catching up at the end of the day.

Step outside into your own 32-foot private garden - a secluded, thoughtfully planted hideaway with bamboo, rosemary, and ornamental grasses offering year-round greenery. A natural bark path leads to a brick-paved seating area at the rear, ideal for morning coffee, relaxed evenings outdoors, or simply unwinding in the fresh air.

WHAT ELSE

Location is everything, and here you'll find yourself effortlessly connected, just a short 13-minute stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins. Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park with its world-class sports facilities is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature. There's lots of green space nearby too, from small local parks to Wanstead Flats and Hackney Marshes, so you're never far away from a green reset.



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, 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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