

Reception Room
14'6" x 11'3"

Bedroom
12'4" x 5'10"

Kitchen / Diner
11'6" x 17'1"

Bedroom
13'0" x 9'11"

Bathroom
7'7" x 6'7"

Bedroom
8'1" x 15'6"

Shower Room
4'3" x 8'3"

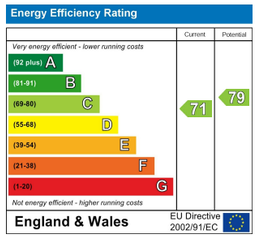
Eaves Storage

Terrace
16'6" x 17'6"

Garage
18'11" x 17'4"

Garden





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EPSOM ROAD, LEYTON

Offers In Excess Of £599,995 Leasehold

3 Bed Apartment - Conversion

Features:

- Three Bedrooms
- First Floor Apartment
- Well Presented
- Two Bathrooms
- Large Garage
- Close to Leytonstone and Walthamstow Stations
- Short Walk to Leyton Midland Road
- Roof Terrace
- Freehold of Building Included in Sale

Set across the first and second floors of a characterful property in Leyton, this well-presented three-bedroom apartment offers generous living space, two bathrooms, a large garage and a fantastic private roof terrace. With Leyton Midland Road station a short walk away and both Leytonstone and Walthamstow within easy reach, it's a lovely spot to enjoy East London life.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

The first floor is full of personality, with a bright reception room featuring a lovely bay window, deep blue walls and warm wooden flooring. Colourful artwork and a mustard sofa bring warmth to the space, creating a welcoming spot to relax. Nearby, the kitchen diner has dark cabinetry, wooden worktops and open shelving, with plenty of room for cooking, dining and catching up over coffee.

Two bedrooms are also found on this floor, both thoughtfully presented. The larger bedroom feels calm and comfortable, while the second offers flexibility for guests, children or working from home. A contemporary family bathroom completes the level, with a bath and shower overhead, patterned flooring and soft pink cabinetry.

Upstairs, the third bedroom opens directly onto the generous private roof terrace, a wonderful outdoor space with room for seating, dining and enjoying far-reaching London views. There's also a separate shower room and useful eaves storage. Outside, a large garage provides valuable additional space, with a garden area alongside.

WHAT ELSE?...

- Leyton Midland Road station is a short walk away, while Leytonstone and Walthamstow Central offer further connections across London.

- Francis Road is within easy reach, home to independent favourites including Yardarm, Marmelo and Phlox Books, alongside Leyton's growing collection of cafés and restaurants.

- For fresh air, explore nearby Leyton Jubilee Park, Hollow Ponds and the open greenery of Epping Forest, ideal for weekend walks and outdoor adventures.



A WORD FROM THE OWNER...

"We've absolutely loved living here. We're actually leaving sooner than anticipated and feel sad that we won't get another summer on the terrace - the incredible sunsets, the parakeets swooping over - but the winter firework shows from the terrace are also incredible! There is the sense of so much space in this home - all clutter can be hidden in the double garage, and the kitchen is a pleasure to cook in. There's also a lot of potential that we didn't get the chance to develop - we have a planning permission app in process for sliding doors out to the terrace, and the garage is big enough to store both a car and build a summer house. The Leyton Midland community is the best - always so much going on, with Francis Road, Tilbury Yard, and Orford Road all nearby, and great transport links! Such a lovely place to live!"

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