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#### IF YOU LIVED HERE...

Your entrance leads upstairs to the first floor, where the south-west facing reception room is a particularly lovely space. Two large windows bring in plenty of afternoon light, while timber flooring, soft neutral walls and flashes of mustard yellow give the room warmth and personality. There's plenty of space to create distinct sitting and dining areas without either feeling squeezed. The separate kitchen sits just beyond, with white cabinetry, timber worktops, metro-tiled splashbacks and a cheerful yellow accent wall. Also on this floor is the first double bedroom, a calm room with windows to two aspects, along with the bathroom, which has a bath with shower above and grey metro tiling.

Up in the loft, the second double bedroom makes the most of the top floor, with windows and a rooflight bringing natural light into the room. Its generous proportions leave space for wardrobes, drawers and a desk alongside the bed, while a separate WC adds a useful practical touch. Altogether, it's a home that feels comfortably settled and easy to live in, with the two-floor layout

giving each bedroom a little extra separation. The property also comes with a share of freehold.

#### WHAT ELSE?

Leyton Station is close by for Central line services, putting Stratford, Liverpool Street and the West End within straightforward reach. There's plenty to explore locally, from Francis Road's independent shops and cafés to neighbourhood favourites including Yardarm and Dreamhouse Records. For time outdoors, Leyton Jubilee Park offers wide green spaces, sports facilities and paths alongside the Dagenham Brook, while the Queen Elizabeth Olympic Park is also within easy reach.



#### 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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