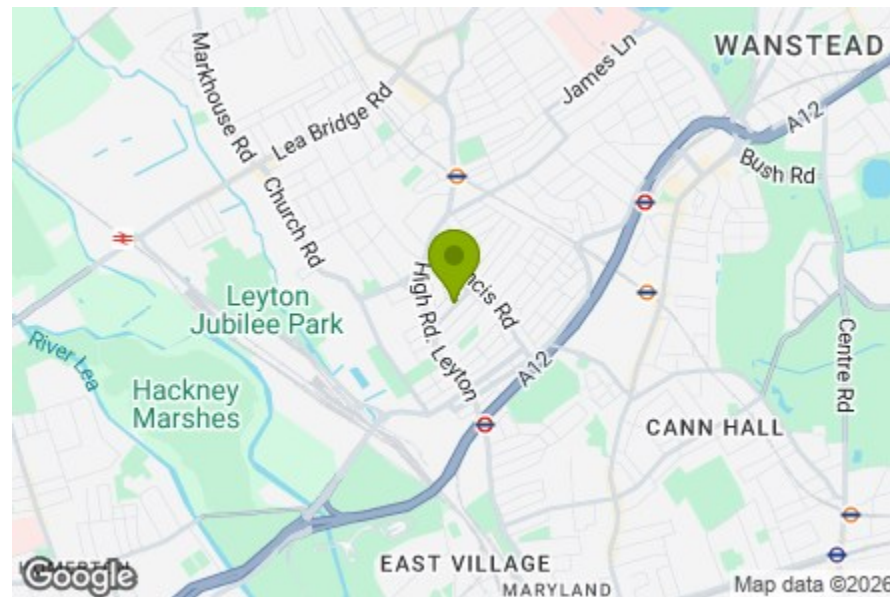




Total Area: 50.6 m² ... 545 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Reception Room
16'2" x 11'5"
- Bedroom
11'6" x 10'9"
- Bathroom
- Kitchen
8'11" x 7'6"
- Balcony
9'0" x 7'3"
- Garden
22'11"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



MURCHISON ROAD, LEYTON

Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- One Bedroom First Floor Flat
- Victorian Conversion
- Close to Leyton Tube Station
- Planning Permission To Convert Loft
- Own Section Of Rear Garden
- Chain Free

This perfectly formed one-bedroom Victorian conversion is tucked into a prime spot in the heart of Leyton — just moments from the buzz of Francis Road, yet peacefully positioned on a quiet, residential street with green spaces close by.

Inside, you'll love the bright and airy reception room, separate kitchen, and clean finish throughout. Step outside and you've got your own sizeable private garden section, accessed via a sunny balcony. There's also planning permission in place to convert the loft, offering great potential down the line.

Leyton Underground is just a 12-minute stroll away, making commutes into the City or West End a breeze. Finally, the property is offered chain-free — ready when you are.

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E8, E9, E5, N16, E3 & E2
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0208 520 3077

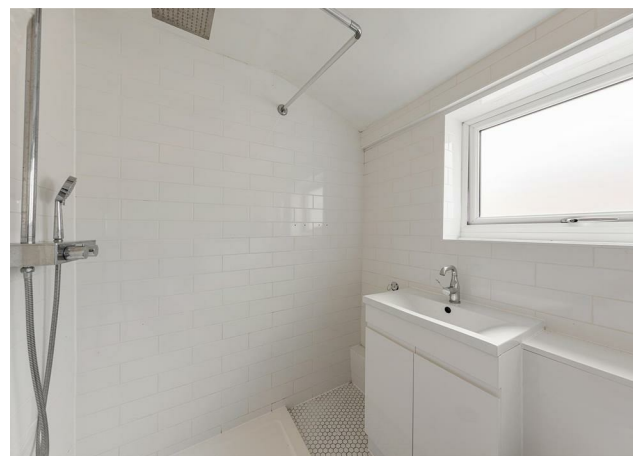
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IF YOU LIVED HERE...

Behind that charming Victorian frontage lies 545 square feet of well-laid-out space on the first floor, with the added bonus of loft space ready to convert should you wish.

Thanks to large windows and its elevated position, the reception room is bathed in natural light, with whitewashed timber floors running the length of the space. The bathroom is bright and generously sized, complete with a walk-in shower and floor-to-ceiling tiling.

The double bedroom is impressively spacious, while the kitchen offers ample storage and stylish tiling. From here, step out onto your private balcony – a lovely sun trap – with stairs leading down to your section of the rear garden. Down here, a peaceful seating area sits under a beautifully mature tree, alongside a greenhouse and planters.

Just a few minutes beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox.

In the other direction, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt ('dreamy'

according to the Guardian), as well as Gravity Well Taproom. Further east, but a similar distance, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. You really are in the heart of the action here.

Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

WHAT ELSE?

- Leyton tube station is around 12 minutes on foot to get you into central London via the Central Line. Or hop on to the Suffragette Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short 13 minute walk away.
- As mentioned, there are some excellent pubs and bars nearby, but the Northcote Arms is sure to be a favourite with its eclectic events calendar and great food and drink menu. Look out for the fortnightly Music Bingo night.
- Even if you're not a follower of footballer, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to take in the sights and sounds of a game.



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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