

Reception  
11'1" x 13'9"

Bedroom  
8'8" x 11'1"

Bathroom

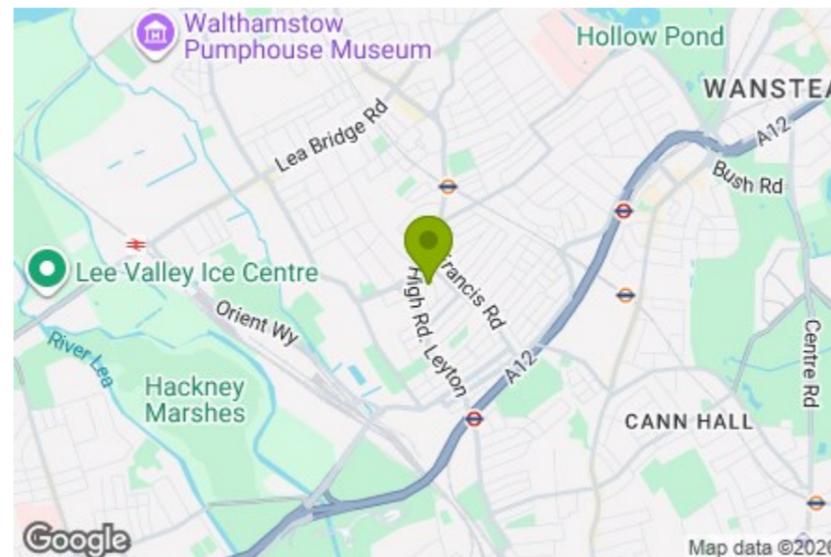
Kitchen  
6'9" x 7'11"

Bedroom  
9'10" x 14'7"

Storage

Total Area: 54.4 m<sup>2</sup> ... 585 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	



## BUCKLAND ROAD, LEYTON

### Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Ground Floor
- Well Presented
- Private Garden
- Close to Leyton Midland Station
- Chain Free

Set on the ground floor, this two-bedroom apartment offers a considered and balanced layout that suits everyday living. The home has a natural sense of flow, allowing each room to connect easily and intuitively. Both bedrooms are nicely proportioned, offering flexibility in how the space is used, while to the rear, a private garden provides a welcome outdoor retreat, ideal for relaxing or entertaining. The property is presented in good order throughout, creating a home that feels ready to move into, and with Leyton Midland Road Station close by, it is ideally positioned for convenient connections across East London.

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#### IF YOU LIVED HERE...

The frontage makes a confident first impression, with attractive brickwork and architectural detailing giving the building a presence on the street. A bay window brings shape and character to the façade, while the entrance is neatly set within the elevation, creating a welcoming sense of arrival. Stepping inside, the hallway runs through the home, with useful built-in storage tucked neatly away. The reception room opens off the hallway, well proportioned and naturally suited to both seating and dining. The bay window draws in generous daylight, while neutral finishes keep the room feeling fresh and easy to settle into, whether for everyday living or relaxed entertaining. Further along, the kitchen is neatly arranged with a clean, contemporary feel. Light cabinetry is paired with warm work surfaces, and a door opens directly onto the garden, creating a natural link between indoor and outdoor living. Outside, the garden is notably spacious, combining a broad stretch of lawn with a paved seating area, offering an inviting setting for outdoor meals, morning coffee or unwinding at the end of the day. Returning through the property, two double bedrooms are thoughtfully arranged, each offering comfortable proportions and a relaxed atmosphere. Completing the layout is a neatly styled bathroom, finished with white metro

tiling and a contrasting darker floor, where a window brings in natural daylight and adds a gentle sense of ease to the room. The surrounding neighbourhood offers a lively mix of everyday convenience and local character. Francis Road sits at the heart of the area, with its pedestrianised stretch lined with independent favourites including Marmelo Kitchen, known for its seasonal, ingredient-led small plates, Yardarm, a much-loved wine bar and deli serving coffee, food and carefully chosen bottles, and the Northcote Arms for relaxed pub dining and drinks. A weekend market adds further energy to the street. Nearby, the railway arches bring another layer of interest, home to destinations such as Leyton Calling, celebrated for its tropical cocktails, and the Chop Shop Tavern for easygoing evenings out. Green space is also close at hand, with Leyton Jubilee Park nearby and the wider landscapes, waterways and cultural attractions of Queen Elizabeth Olympic Park offering an appealing escape a little further on.

#### WHAT ELSE?

Transport links are well placed for moving around the city. Leyton Station is a 13-minute walk, providing access to the Central line, while Leyton Midland Road Station is 10 minutes away, offering convenient Overground services and useful connections across East London.



#### 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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