

Reception/Living
13'0" x 15'3"

Kitchen/Diner
15'10" x 11'3"

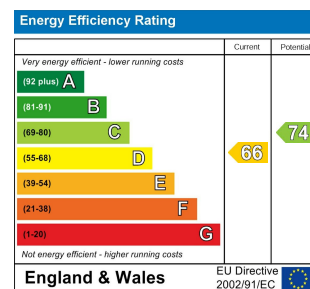
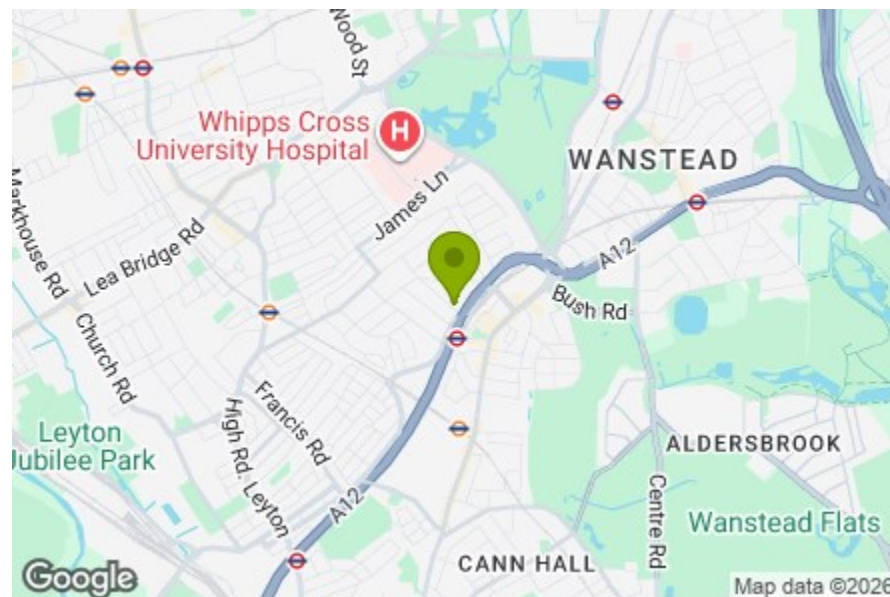
Bedroom
12'7" x 10'7"

Bedroom
7'0" x 12'10"

Bathroom
6'9" x 5'7"

Cellar
16'11" x 18'11"

Garden
50'6" x 46'10"



KINGS ROAD, LEYTONSTONE

£525,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Private Garden
- Desirable Upper Leytonstone Location
- Very Well Presented Throughout
- Bright Bay Fronted Reception
- Two Double Bedrooms
- Fitted Wardrobes
- Modern Bathroom
- Short Walk To Leytonstone Station
- Chain Free

A beautifully presented two-bedroom ground floor flat in desirable Upper Leytonstone, complete with a private garden, a generous cellar and a bright bay-fronted reception. Leytonstone Station is a short walk away, while the area's cafés, pubs, shops and green spaces are all within easy reach, making this a lovely spot for day-to-day living.

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IF YOU LIVED HERE...

You'd step into a characterful reception room, where the bay window brings in plenty of natural light and creates a welcoming first impression. The room has a warm, homely feel, with space to relax, work or host, while the kitchen/diner sits just beyond, offering a sociable layout with modern cabinetry, integrated appliances and room for a dining table.

The hallway leads through to two double bedrooms and a modern bathroom finished with classic white metro tiling and a patterned feature wall. The principal bedroom sits at the rear, with fitted wardrobes and direct access to the garden, while the second bedroom is also a comfortable double. Outside, the private garden stretches to approximately 14.3m, giving you plenty of room for planting, summer lunches or a quiet morning coffee. There's also a substantial cellar, ideal for storage, and the home is being sold chain free.

WHAT ELSE?

- Leytonstone Station is a short walk away, giving you Central line connections into Stratford, Liverpool Street and the West End.

- You're well placed for Upper Leytonstone favourites, with local cafés, pubs and independent spots along and around the High Road.

- Hollow Ponds, Wanstead Flats and Leyton Flats are all within easy reach, offering open space for weekend walks, runs and fresh air.



A WORD FROM THE OWNER...

We absolutely adore this place, and it's been incredibly hard to let it go. We've shared some unforgettable summers here — long BBQs in the garden, even hosting special events with professional BBQ chefs under the evening sky. The house has always felt filled with love, warmth, and really beautiful energy. One of the things we treasured most was the peace and quiet. We'd wake up to birds singing in the morning and fall asleep to complete silence at night. The road itself is beautiful too, and it brought some truly wonderful people into our lives — including Sophie and Charlie across the street at 17 Kings Road, who became lifelong friends and even came to our wedding! This was our very first home, and we poured so much care into it over the years. We invested in a new boiler, new roofing, chimney work, and brand-new gutters — always wanting to look after the house properly and make it even better. We've had the best Christmases here, and made memories we'll carry with us forever. We truly hope the next owners will love and cherish this home as much as we have.

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