



Kitchen  
8'1" x 6'11"

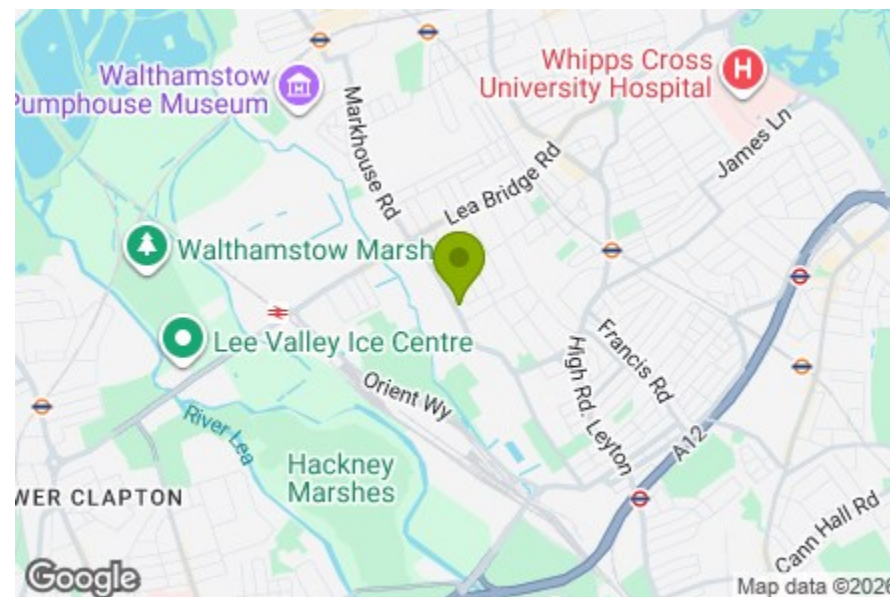
Reception room  
14'1" x 11'11"

Bedroom  
11'11" x 13'1"

Bathroom  
5'10" x 7'6"

Hallway  
8'10" x 6'11"

Bedroom  
14'9" x 14'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CHURCH ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Victorian First Floor Flat
- Split Level
- Well Presented
- Long Lease
- Near Leyton Jubilee Park

A well-presented two bedroom split level Victorian flat in a connected part of Leyton, just a short walk from Leyton Jubilee Park and within easy reach of Francis Road's much loved independent cafés, restaurants and local spots. With its first floor setting and characterful proportions, it offers a lovely balance of neighbourhood charm and everyday convenience.

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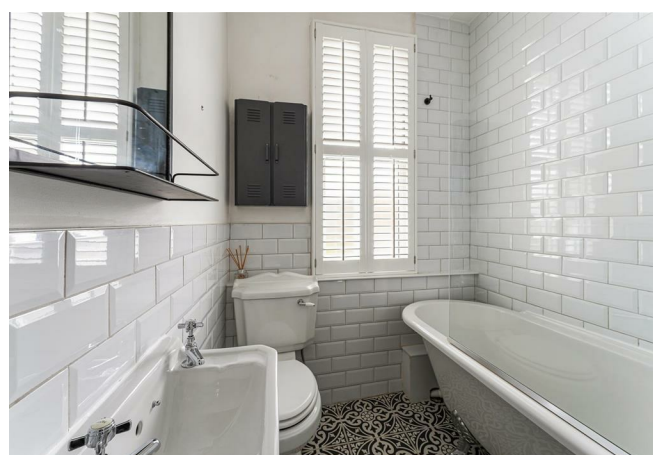
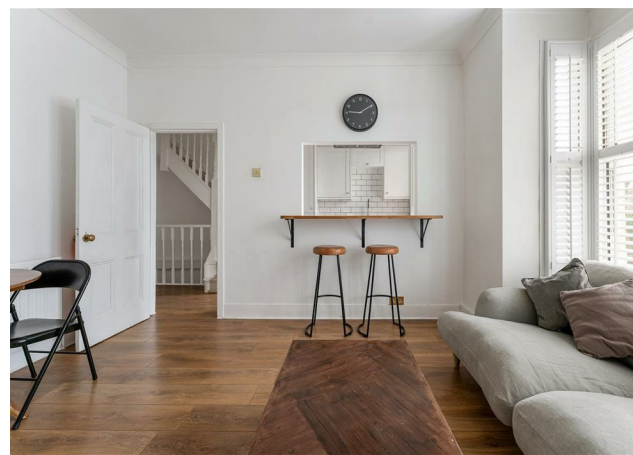
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**IF YOU LIVED HERE...**

Step inside and you're greeted by a real sense of light and proportion. The reception room is bright and welcoming, with a bay window fitted with plantation shutters, warm timber flooring underfoot and an original fireplace adding character and focus. It's an easy room to settle into, with enough space to relax, read, host friends or simply enjoy the quiet. On this floor you'll also find the bathroom, thoughtfully finished with metro tiling, patterned floor tiles and a clawfoot bath that gives a gentle nod to the home's Victorian roots.

The kitchen is neatly arranged and well judged, with shaker style cabinetry, timber worktops and crisp white tiled splashbacks. A breakfast bar opening keeps it sociable and connected to the living space, making it practical for day to day life as well as weekends at home. Also on this level is one of the bedrooms, a bright double with a calm feel and useful fitted storage.

Upstairs, the second bedroom gives the home its split level

layout and a pleasing sense of separation. It's a generous loft room with twin windows, soft carpeting and eaves storage, making it feel tucked away and private. Throughout, the flat has an easy, homely feel, with high ceilings, good natural light and thoughtful updates that sit comfortably alongside its period character.

**WHAT ELSE?**

Leyton Jubilee Park is just a short walk away, offering open green space along with the much loved KukooLaLa community café.

Francis Road is close by for local favourites including Marmelo Kitchen, Yardarm and The Leyton Technical.

You're also well placed for Leyton Orient, the cricket ground and the wider run of neighbourhood spots that make this part of Leyton such an easy place to settle into.



**A WORD FROM THE OWNER...**

"Aside from the amazing location in Leyton and proximity to transport, what I love most about the flat is how homely it feels. The split level and high ceilings make it feel really spacious for a 2 bed. The amount of storage is another unexpected bonus, with big built in wardrobes in both rooms, and plenty of hidden space including large eaves storage. The renovation point that I'm most proud of is opening up the kitchen wall with a sit up breakfast bar. This makes cooking a really sociable activity as you look directly out whilst you cook at the hob - I've enjoyed many times cooking away and chatting to friends there over a drink."

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