

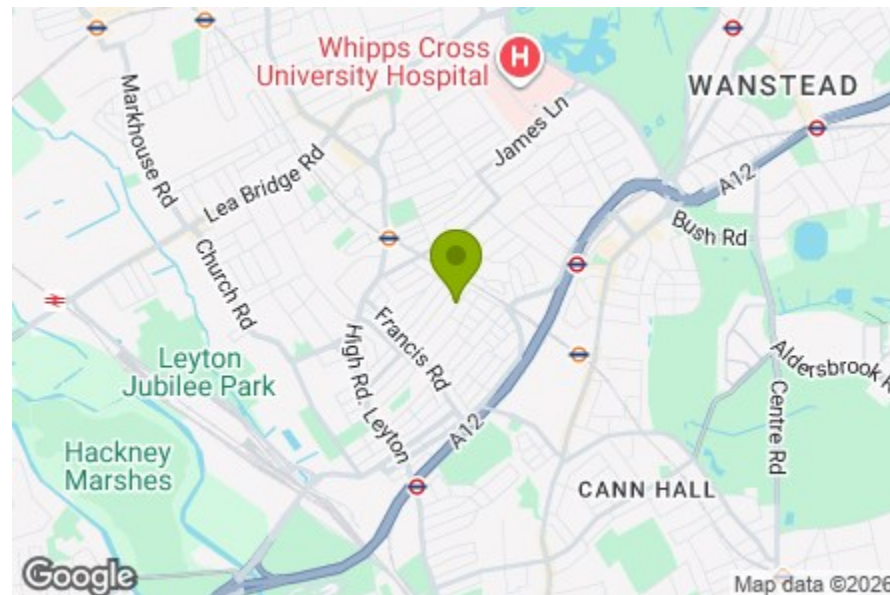
Bedroom
10'11" x 15'2"

Bedroom
10'11" x 11'10"

Bathroom
6'5" x 8'2"

Kitchen/Reception
11'9" x 18'0"

Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ALBERT ROAD, LEYTON

Offers In Excess Of £525,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Garden Flat
- Share of Freehold
- Private Garden with Stunning Patio Area
- Over 600 sq.ft
- Beautifully Presented Throughout
- Francis Road Location
- Fitted Wardrobes
- Onward Chain Complete
- Lease Over 990 Years
- No Ground Rent or Service Charge

A beautifully presented two-bedroom ground floor flat in a much-loved Leyton setting, just moments from Francis Road and its independent cafés, shops and local favourites. With a private rear garden, share of freehold and over 600 square feet of internal space, this is a home that feels both well balanced and easy to live in.

REQUEST A VIEWING
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E4 & N17
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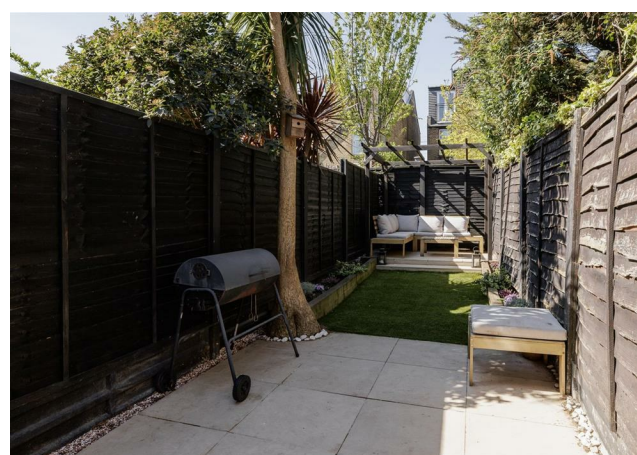
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IF YOU LIVED HERE...

At the rear of the home, the reception room and kitchen sit together, offering a bright, welcoming open plan living space with direct access to the garden. Navy shaker cabinetry, quartz worktops and open shelving give the kitchen a clean, contemporary feel, while the living area is warm and welcoming, with timber floorboards underfoot and a calm, considered finish throughout. Outside, the garden begins with a porcelain patio area and continues into a private rear garden.

The bathroom is set off the hallway and finished in a simple, modern style. Both bedrooms are doubles, with the larger principal bedroom set at the front and featuring fitted wardrobes, shutters and a bay window. The second bedroom is also a good size, making the overall layout practical and well-judged across a single floor.

WHAT ELSE?

Leytonstone tube is within walking distance for the Central line, and Leyton Midland Overground is also nearby for the Gospel Oak to Barking line.

Francis Road is close by for neighbourhood favourites including Marmelo, Yardarm, Phlox Books, Loop Kitchen, Tamping Grounds and Dreamhouse Records.

Up towards Leyton Midland, the Tilbury Arches have become a social hub, home to favourites such as Leyton Calling and Chop Shop Tavern for cocktails, Chunk Provisions for all your gelato needs and Swirl E10 for wine and cheese.

En route to Leytonstone station, within just a few minutes' walk of the property, standout local spots include Filly Brook for small plates and drinks, Unity Cafe for great coffee and pastries and the Heathcote & Star, a well-loved pub with a strong local following.



A WORD FROM THE EXPERT...

"I love living in Leyton — it strikes a brilliant balance between a strong community feel and being incredibly well connected. At the heart of it all is Francis Road, a real neighbourhood hub with independent favourites like Marmelo, Yardarm, Loop Kitchen and Tamping Grounds, alongside local florists Edie Rose and hairdressers Blue Tit. The pedestrianised sections give it a relaxed, village-like feel that's hard to find in London.

Just a short walk away, Unity Café is a real standout — great pastries, excellent coffee and a lovely outdoor seating space, while the Heathcote & Star is a brilliant local pub. Filly Brook is a real highlight locally — known for fantastic food, great drinks and a proper buzz that carries through into the evenings, with a great outdoor space as well.

Up towards Leyton Midland Road, the arches have quickly become a destination in their own right, with spots like Gravity Well Taproom, Leyton Calling, Chop Shop Tavern and Swirl bringing plenty of energy day to night.

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