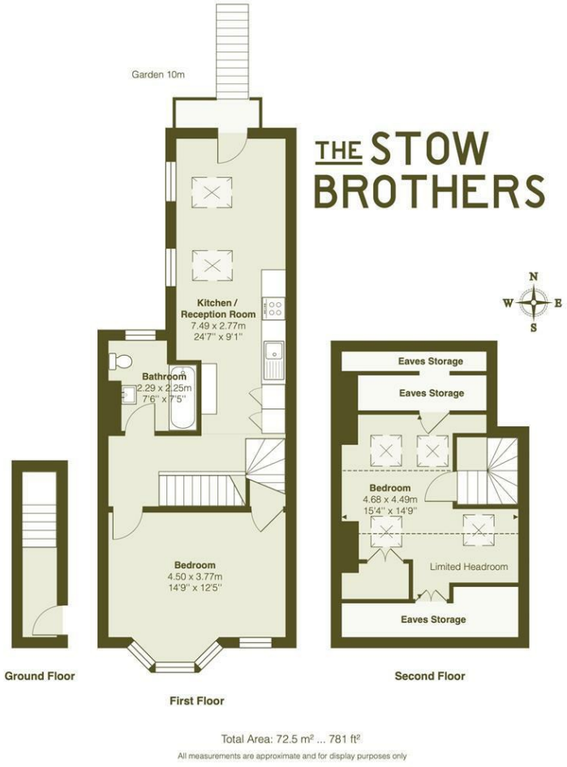


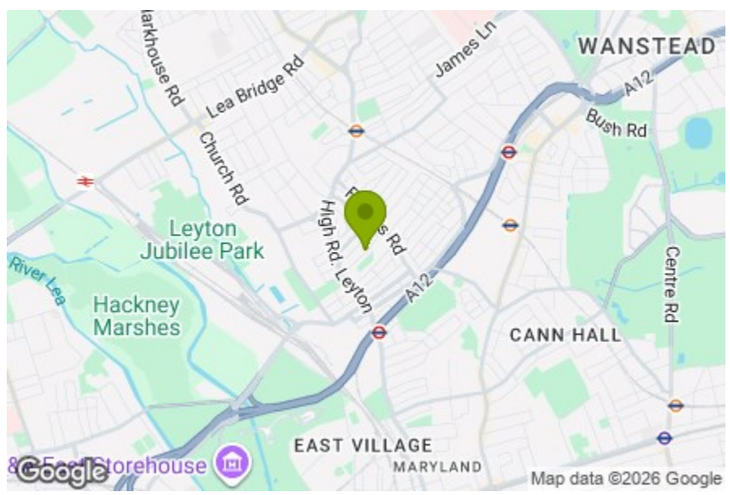
Bedroom
14'9" x 12'4"

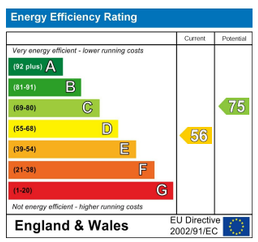
Bathroom
7'6" x 7'4"

Kitchen/Reception Room
24'6" x 9'1"

Bedroom
15'4" x 14'8"

Garden
32'9"





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HUXLEY ROAD, LEYTON

Offers In Excess Of £515,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Apartment
- Large Open Kitchen Living Space with Vaulted Ceilings
- Private Rear Garden
- Situated Over Two Floors
- Moments From Francis Road
- Chain Free
- Short Walk to Leyton Station

Exposed brickwork, beautiful flooring and a south-west facing garden give this two bedroom apartment a distinctive character of its own. Arranged over two floors, with a generous open-plan living space and a balcony overlooking the garden, it's a home full of thoughtful details and personality. All this, just moments from Francis Road's independent shops and cafés, with Leyton Station within easy reach. Offered chain free.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

You'll find around 781 square feet of internal space, with a lovely balance of character and contemporary finishes. On the first floor, the generous front bedroom is wonderfully bright thanks to its large bay window, with soft neutral walls and plenty of room for furniture. Towards the rear, the open-plan kitchen and reception room is a real highlight, with luxury flooring, beautiful exposed brickwork and a soft pink feature wall adding personality. The kitchen has sleek white cabinetry and contrasting worktops, while skylights bring additional natural light into the room. A balcony at the rear leads down to the private south-west facing garden, a lovely spot for enjoying the afternoon sunshine.

Also on this floor is the family bathroom, finished with white tiling and a bath with shower above. Upstairs, the second bedroom sits within the converted loft, where skylights, sloping ceilings and warm wooden flooring create a lovely sense of character. There's also useful eaves storage, helping to make the most of the space. With two generous bedrooms, an inviting living area and your own garden, there's plenty to enjoy here.

WHAT ELSE?

- Francis Road is moments away, with its much-loved independent businesses, including Yardarm for wine and provisions, alongside neighbourhood cafés, bakeries and restaurants.

- Leyton Station is a short walk away, offering Central line connections towards Stratford, Liverpool Street and central London. Stratford also brings the Elizabeth line and plenty of shopping and entertainment options.

- You're well placed for some of East London's favourite green spaces, including the Queen Elizabeth Olympic Park, ideal for weekend walks, cycling and time outdoors.



WORD FROM THE OWNER...

"I absolutely love this flat - it's so unique and full of personality. When I bought it the layout was different but I could see the potential for opening it up and bringing it to life, and the exposed brick was a lovely feature.

A lot of love went into the renovation to make this a great home that you want to be in and entertain in.

The master bedroom is a great size and gets the morning sunshine.
The new kitchen-living space is just SO good, we had plenty of evenings cooking and dancing around together :) and the attic room is the perfect second bedroom which I used as my home office.
Outside, the garden is a decent size for entertaining and the balcony gets the afternoon and evening sun, where you can soak up the rays and watch the parakeets come home to roost!

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