

Living Room/ Bedroom  
12'1" x 10'7"

Dining Room  
12'5" x 9'5"

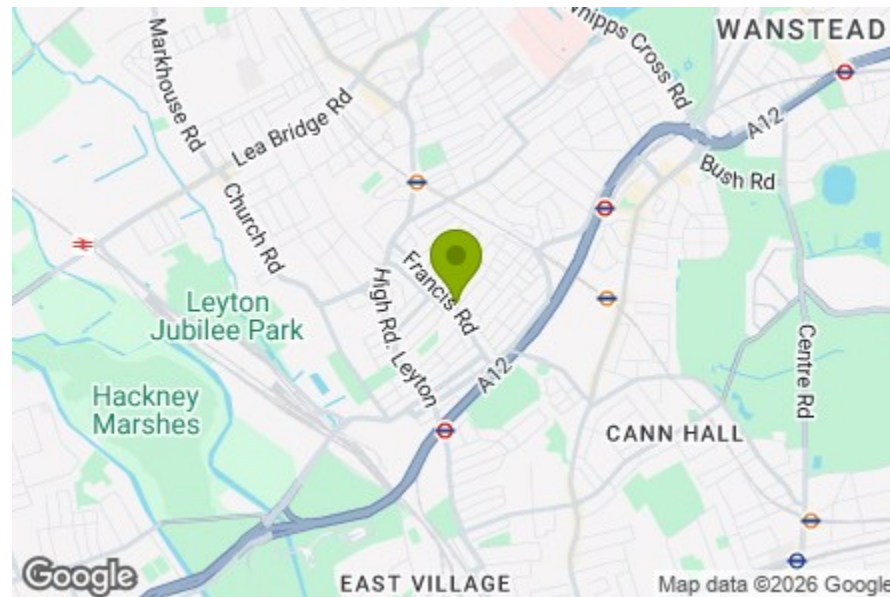
Kitchen  
11'5" x 5'2"

Bedroom/ Study  
8'7" x 4'8"

Bedroom  
11'8" x 10'3"

Bathroom  
7'8" x 5'11"

Garden  
27'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

## FRANCIS ROAD, LEYTON

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



### Features:

- Two Bedrooms
- Victorian First Floor Maisonette
- Beautifully Presented Throughout
- Private Rear Garden
- Stripped Wooden Floors
- Dining Room Area
- Close proximity to Leyton Station

Set in the heart of ever popular Francis Road, this beautifully presented two bedroom first floor Victorian maisonette brings together character, thoughtful interiors and a wonderfully connected Leyton location. With stripped wooden floors, a private rear garden and the cafés, independent shops and restaurants of this much loved neighbourhood moments away, it's a home that feels both welcoming and well placed for everyday life.

REQUEST A VIEWING  
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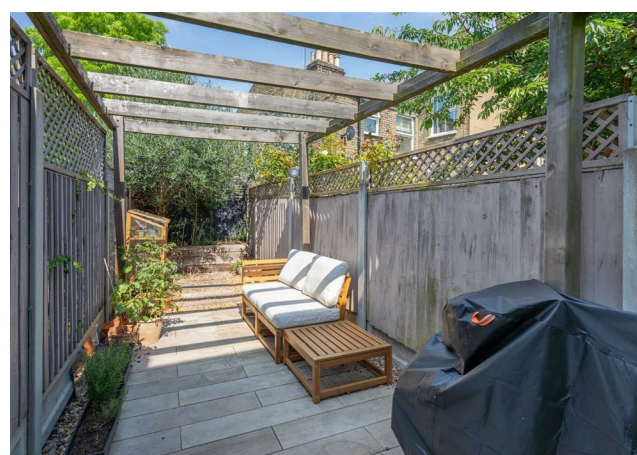
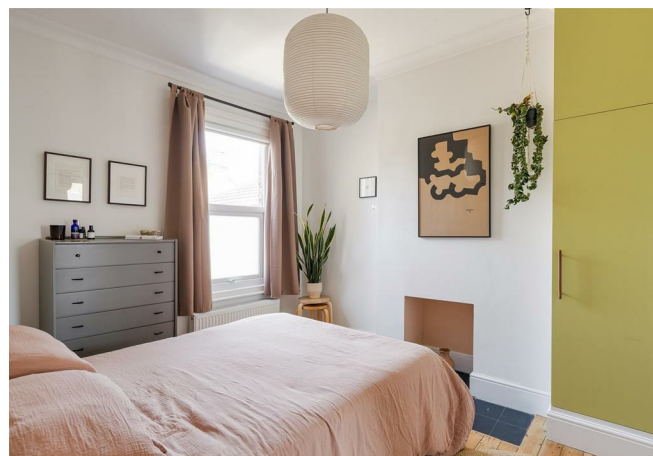
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IF YOU LIVED HERE....

Climb the private staircase and you'll arrive in a central hallway that connects each room with an easy, practical flow. At the front of the home, the reception room is filled with natural light from the bay window, where soft carpeting, a contemporary fireplace and a calm neutral palette create a warm, inviting place to unwind. The principal bedroom sits quietly behind the reception room, with peaceful proportions and the same understated decorative style found throughout, while the second bedroom offers flexibility as a nursery, home office or guest room, depending on your needs.

Towards the rear, the separate dining room provides an ideal setting for family meals or entertaining friends, with plenty of space to gather around the table before flowing through to the adjoining kitchen. Bright and well planned, the kitchen enjoys direct access down to the private rear garden, offering a welcome spot for morning coffee, summer lunches or a little gardening. Completing the layout, the bathroom sits just beyond, neatly

finished in timeless, understated style.

WHAT ELSE?

- Leyton Underground station is within easy walking distance, putting the Central line on hand for fast journeys into the City, the West End and beyond.
- Francis Road is one of East London's favourite neighbourhood streets, lined with independents including Yardarm, Marmelo Kitchen and Dreamhouse Records.
- Coronation Gardens and the open spaces of Hackney Marshes are both close by, offering everything from relaxed weekend walks to sports facilities and riverside paths.



A WORD FROM THE OWNERS....

"We have absolutely loved our time in this flat, especially being in the heart of Francis Road. Highlights include popping out for a coffee/ pastry/ last minute bunch of flowers in the mornings or strolling to the street food and farmers market every Saturday. There are lots of little parks for daily visits with the little ones and we love being in walking distance of the Olympic park and Wanstead flats! We will really miss this brilliant neighbourhood."

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