



Reception room
14'11" x 12'1"

Bedroom
12'5" x 10'1"

Cellar
25'11" x 5'1"

Kitchen/Diner
13'6" x 10'2"

Garden
30'10"

Bathroom
8'11" x 5'5"



ALBERT ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Ground Floor
- Immaculately Presented
- Private Rear Garden
- Francis Road Location

Immaculately presented and larger than average, this ground-floor apartment offers over 650 sq ft of living space—plus a useful cellar and a private 30 ft garden, making it a rare find in Leyton Village. Set within a handsome Victorian terrace, the home benefits from a well-proportioned layout including a generous double bedroom, a bright kitchen/diner, and spaces that feel both practical and welcoming. For those looking ahead, there's also potential to extend at the rear (subject to planning permission), giving this property the flexibility to adapt and grow with your needs and vision. Right in the heart of Leyton's undisputed independent shopping haven of Francis Road, a pleasant pedestrianised street, there's a great selection of pubs and restaurants on your doorstep. You're just a 10-minute walk to Leyton Midland (Suffragette Line) and Leyton Underground Station, 15 minutes walk (Central Line).



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		70	78
EU Directive 2002/91/EC			

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IF YOU LIVED HERE...

Tucked behind a well-kept walled front garden on a quiet residential street, this charming home offers a real sense of privacy from the moment you arrive.

Step through your own front door and into the main living room—a bright, welcoming space with a south-facing bay window. Plantation shutters let in just the right amount of light while ensuring privacy, and the pink alcove shelving adds a playful contrast to the otherwise neutral palette.

The adjacent double bedroom overlooks the garden and has plenty of room for wardrobes, with the same pale engineered wood flooring that runs throughout the home for a seamless finish.

At the end of the hallway, the kitchen/diner is arranged in an L-shape, fitted with sleek high-gloss cabinetry, soft-touch access, and integrated appliances. A forest-green tiled splashback adds a splash of colour, while downlighting provides ambience when natural light from the side return isn't enough. There's ample room for a dining table here, with doors opening onto the garden and access to the bathroom.

The garden itself begins with a sheltered wraparound terrace, perfect for alfresco dining, before giving way to a neat lawn bordered by established planting and

enclosed with natural wooden fencing.

The bathroom is fully tiled in a stylish mix of soft greys and beiges, with a contemporary suite including a bath and overhead shower, a heated towel rail, bespoke storage, and two windows looking out to the garden.

A huge bonus is the cellar—accessed from the hallway—which provides generous and highly practical storage, a real rarity in the city.

WHAT ELSE

Location is everything, and here you'll find yourself effortlessly connected—just a short 13-minute stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins.

Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.

There's lots of green space nearby from small local parks to Wanstead Flats and Hackney Marshes



A WORD FROM THE OWNER...

"We've absolutely loved living here in this spacious one-bedroom home. The front room is filled with natural light, and the garden has been our favourite spot to enjoy summer evenings with friends. We've cherished being so close to Francis Road and its strong neighbourhood feel — from grabbing great coffee to browsing books at Phlox, digging through records at Dreamhouse, and enjoying the independent food stalls at the new KERB Saturday morning market. It's been a wonderful place to call home, and we hope the next owners will enjoy it just as much as we have."

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