



Reception Room  
12'5" x 16'10"

Kitchen  
6'5" x 10'5"

Bedroom  
12'4" x 9'9"

Bedroom  
8'2" x 9'3"

Bathroom  
5'7" x 7'8"

Hallway  
6'3" x 7'8"

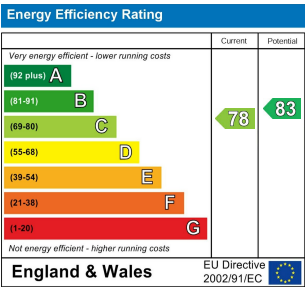
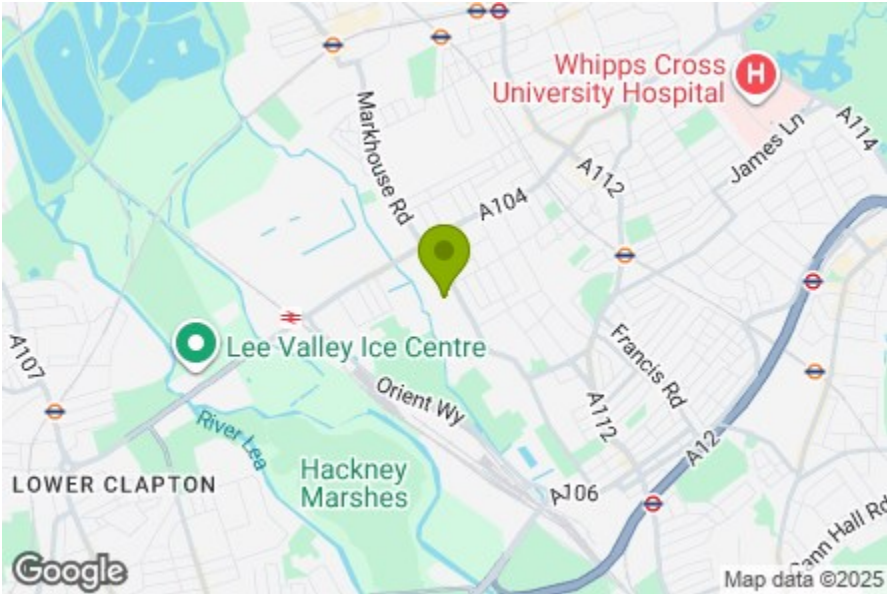
Hallway  
6'1" x 10'4"

Storage  
3'0" x 4'3"

Storage  
3'6" x 5'2"

Garden  
12'9" x 21'11"

Garden Studio  
10'2" x 12'0"



## MARCONI ROAD, LEYTON

Offers In Excess Of £450,000 Freehold  
2 Bed House

### Features:

- Garden Studio
- Garden
- Off Street Parking To Front
- No Chain

A bright and beautifully presented two-bedroom mews house, perfectly positioned in the heart of vibrant Leyton. Stylish throughout and boasting a wealth of carefully curated interiors, this charming residence also benefits from the added convenience of off-street parking and a distinctive garden studio.

Situated in a prime location, the property offers swift connections across the City, with Lea Bridge, Leyton Midland Road, and Leyton Underground stations all within easy reach. You'll also enjoy close proximity to a host of independent cafés, restaurants, and shops, while the eclectic amenities of Francis Road are just a 25-minute walk or a 7-minute cycle away.



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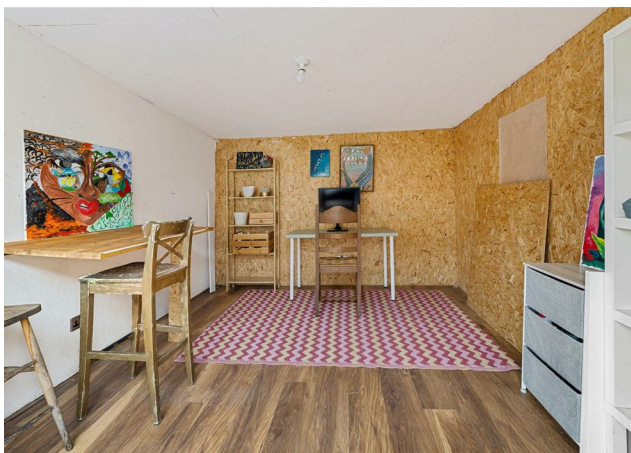
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#### IF YOU LIVED HERE...

Ideally positioned within a peaceful mews setting, this charming two-bedroom house offers a thoughtfully arranged layout and the rare benefit of off-street parking to the front. The ground floor provides a bright entryway and a welcoming reception space leading directly onto a private garden with a summer house at the rear. This versatile addition is ideal as a workspace, studio, or simply a retreat to enjoy the outdoors. The modern kitchen is neatly positioned to the front, while practical storage solutions enhance the home's functionality.

Upstairs, two generously sized bedrooms are complemented by a contemporary first-floor bathroom, providing comfort and convenience in equal measure. The property comes chain free, ensuring a straightforward purchase, and is perfectly suited for first-time buyers, downsizers, or those seeking a smart investment opportunity. With natural light throughout and a balanced sense of space, this home is designed to offer both a calming ambiance and practicality.

The location places you at the heart of Leyton's vibrant community, with

Francis Road's independent cafés, eateries, and boutiques just moments away. For green space, Jubilee Park and the expansive Hackney Marshes are nearby, while excellent transport links provide swift access into Stratford, the City, and beyond. A home that blends lifestyle and location, it offers a wonderful opportunity to enjoy the best of East London living.

#### What else?

You won't be short of dining or shopping options as nearby High Road Leyton offers a vibrant mix of shops, cafés and international restaurants including local favourites Deeney's, a Scottish artisanal bakery, and Filly Brook, a modern Japanese hotspot. Along the High Road you'll also find the Leyton leisure centre with pool and gym access, as well as Leyton Gorge's retail park with a multiplicity of retail options.

Cyclists will be pleased to know you have convenient access to the Cycle Superhighway, this cycle network connects you swiftly to Dalston, Hackney, and the City, ideal for eco-friendly commuting or weekend rides. Outdoor enthusiasts will enjoy close proximity to the renowned green expanses of Hackney Marshes, the ideal backdrop for sport fanatics or those who enjoy nature trails.



#### A WORD FROM THE EXPERT...

Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be.

JOSEPH EARNSHAW  
E10 BRANCH MANAGER

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