



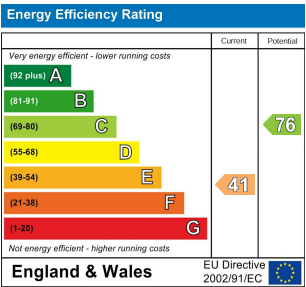
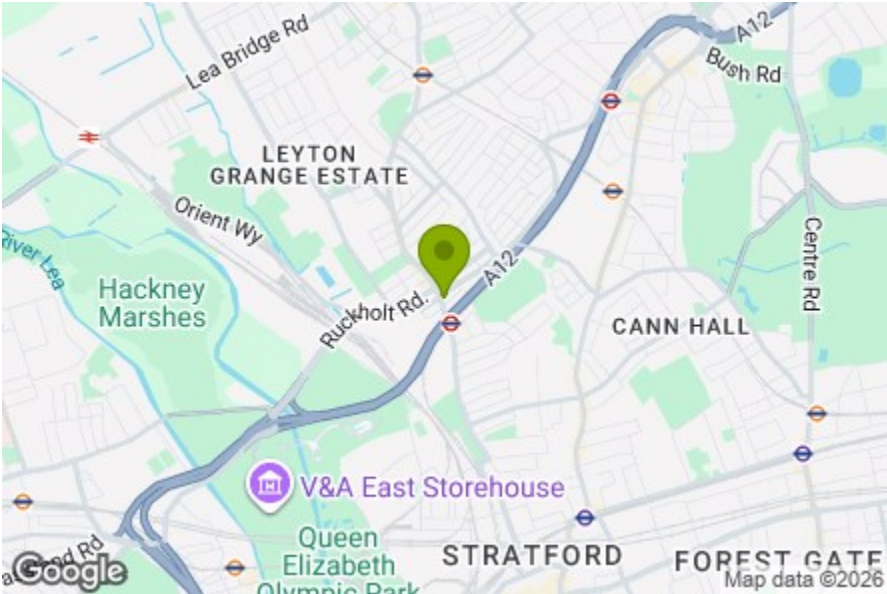
Kitchen/ Reception Room
19'9" x 14'0"

Bedroom
12'3" x 11'1"

Bathroom
5'8" x 5'5"

Garden
13'1"

Garden Studio
11'1" x 9'9"



HIGH ROAD, LEYTON

Offers In Excess Of £325,000 Share of Freehold 1 Bed Flat



Features:

- Share of Freehold
- One Bedroom
- Private Garden
- Close To Leyton Station
- Good Order
- Lower Ground Floor
- Chain Free Property

Set on the lower-ground floor of a Victorian terrace just moments from Leyton station, this chain free one-bedroom apartment is a refreshingly distinctive find. Thoughtfully arranged across 492 sq ft (including garden studio), the space has been carefully considered to make everyday living feel easy and well-balanced, with contemporary finishes sitting comfortably alongside period details. The layout works hard without feeling over-designed, and the addition of a private rear garden gives a sense of breathing room that's rarely found at this level. An extra studio room - already insulated and soundproofed adds welcome flexibility, ideal as a workspace, creative retreat or simply somewhere separate from the main living area.

Outside, Leyton's neighbourhood energy is right on your doorstep, with independent pubs, cafés and restaurants close by. With a share of the

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IF YOU LIVED HERE....

Being on the lower-ground floor doesn't mean sacrificing light, and this home is a good example of that. The sense of brightness is immediate, helped by a thoughtful layout and generous glazing throughout.

The front-facing double bedroom is calm and well-proportioned, finished in soft neutral tones that create a restful atmosphere. A west-facing bay window draws in afternoon and evening light, while acoustic double glazing ensures a quiet environment and improved sleep quality. Built-in wardrobes provide ample storage, keeping the space uncluttered and easy to live in. The room is also fitted with air conditioning, offering cooling in summer and efficient heating in winter for year-round comfort.

The bathroom is finished with the same care, featuring a crisp white suite with a glazed bath and shower, full-height bevelled metro tiling and black fittings that add definition without overpowering the space.

At the rear, the apartment opens up into a bright and welcoming open-plan kitchen and reception room. Large sliding doors draw daylight deep into the space and open directly onto the garden. The kitchen runs neatly along one side, with clean-lined white cabinetry and integrated appliances creating a streamlined look. Warm wooden

worktops echo the timber flooring underfoot, tying the room together. A fireplace with a substantial wooden surround adds both character and a cosy focal point. At just under 20 feet long, there's ample space for dining, relaxing and entertaining without compromise.

Sliding doors open onto a private patio – a peaceful spot for morning coffee, with a slate-clad wall providing a sense of seclusion. Beyond, the garden reveals a real bonus: a standalone studio measuring just over 108 sq. ft. Originally installed as a music room, the studio is fully insulated and soundproofed, with acoustic double-glazed French doors to ensure a quiet, focused environment. Finished with wood flooring, adjustable track lighting and multiple power points, this is a highly versatile space, easily adaptable as a home office, creative studio, gym or guest overflow accommodation.

Altogether, it's a home that feels considered and surprisingly spacious, with details that make day-to-day living both comfortable and interesting.

WHAT ELSE?

Location is everything, and here you'll find yourself effortlessly connected with both Leyton Midland (Suffragette line) and Leyton Underground Station (Central line) a two-minute walk away, making travel across the city straightforward and reliable. Stratford



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".

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