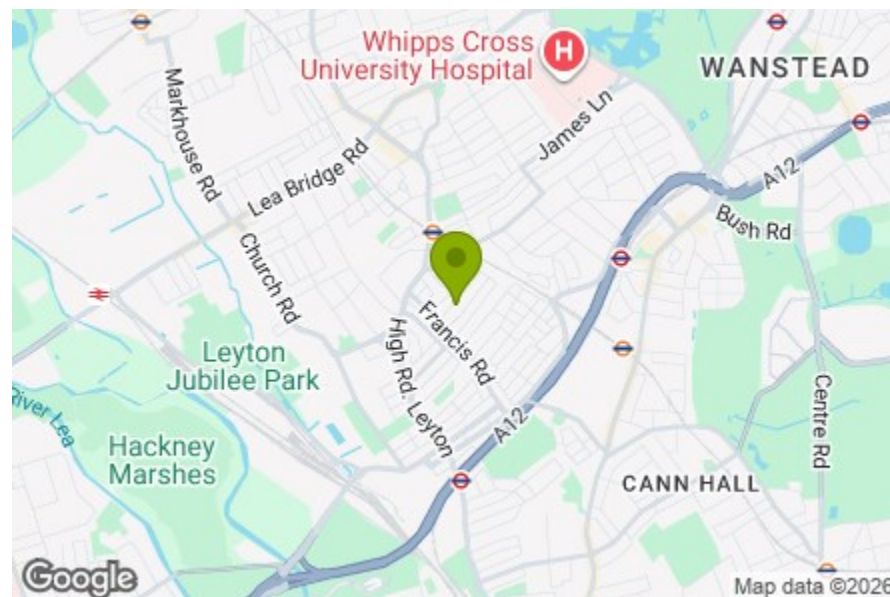


Total Area: 51.3 m<sup>2</sup> ... 553 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Bedroom  
13'5" x 11'9"
- Bedroom  
10'11" x 9'5"
- Reception Room  
11'1" x 9'1"
- Bathroom  
6'4" x 5'9"
- Kitchen  
9'1" x 8'6"
- Garden  
37'8"



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		56	76
		EU Directive 2002/91/EC	



## MORLEY ROAD, LEYTON

£375,000 Leasehold  
2 Bed Flat



### Features:

- Ground Floor Period Conversion
- Two Bedrooms
- Large Private Garden
- Set Just Off Francis Road
- Perfect First Time Buy

A characterful two bedroom ground floor period conversion with a large private garden, tucked just off Francis Road in one of Leyton's most loved pockets. With independent cafés, bakeries and shops moments away, and excellent connections into the city, it's a setting that balances neighbourhood warmth with everyday convenience. Ideal for first time buyers, this is a home that feels both welcoming and well placed.

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#### IF YOU LIVED HERE...

You'd step through your own front door and into a thoughtfully arranged home where the layout feels easy and intuitive. The reception room sits at the front, a bright and inviting space where a bay window draws in plenty of natural light. There's a calm, considered feel here, with room to relax or host in equal measure. Moving through, the kitchen is set to the rear, offering a practical workspace with a natural connection to the garden beyond.

Both bedrooms are well proportioned, offering flexibility whether you need space to rest, work or create. The bathroom is neatly finished and positioned for convenience, keeping everything within easy reach. Throughout, the sense is of a home that has been carefully maintained and is ready to settle straight into.

The garden is a real highlight. Generous in size and wonderfully private, it offers plenty of room to dine, plant or simply unwind. It feels like a natural extension of the living space, especially in the

warmer months, and gives the home a quiet sense of retreat.

#### WHAT ELSE?

Francis Road is just around the corner, with favourites like Yardarm, Marmelo Kitchen and Perky Blenders giving the area its easy-going rhythm. Leyton Midland Road and Leyton stations are both within easy reach, offering straightforward routes into the City and West End. You're well placed for green space too, with Coronation Gardens and Hackney Marshes both nearby for weekend walks or a slower pace when you need it.



#### 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 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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