

Reception Room
13'5" x 12'5"

Bedroom
12'5" x 11'1"

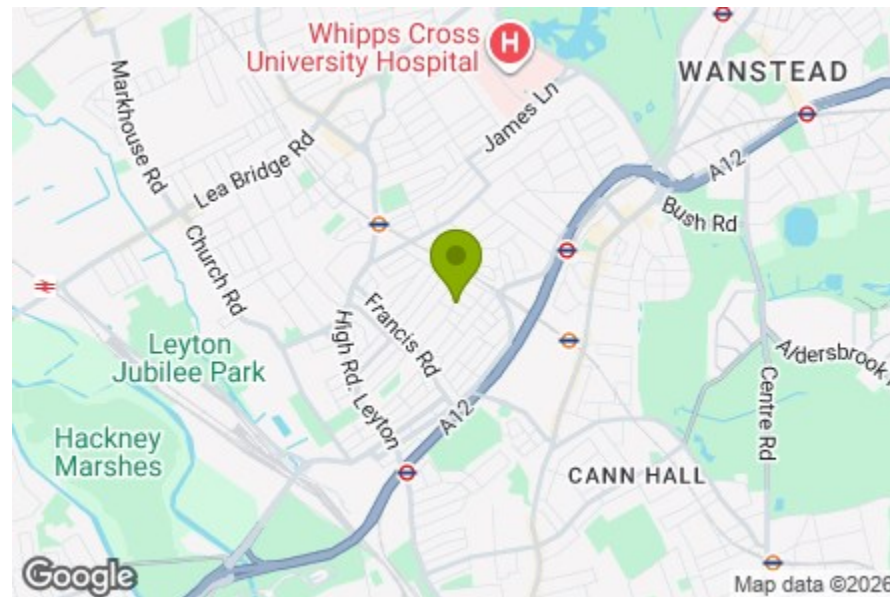
Shower Room
6'0" x 5'6"

Reception Room
12'0" x 9'2"

Kitchen
9'7" x 6'5"

Bedroom
9'4" x 7'3"

Garden
26'2"



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	
69	77
England & Wales	
EU Directive 2002/91/EC	



NEWPORT ROAD, LEYTON

Offers In Excess Of £500,000 Share of Freehold
2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Two Receptions
- Share of Freehold
- No Chain
- Private Garden
- Beautifully Presented

A beautifully presented two bedroom ground floor flat with two reception rooms and a private garden, set on a quiet residential street in Leyton. Thoughtfully arranged and offering a share of freehold with no onward chain, the home balances character and practicality while sitting within easy reach of Francis Road's much loved cafés, shops and bakeries. Jubilee Park and reliable Central Line connections are also close by, making this a well placed spot for day to day life in East London.

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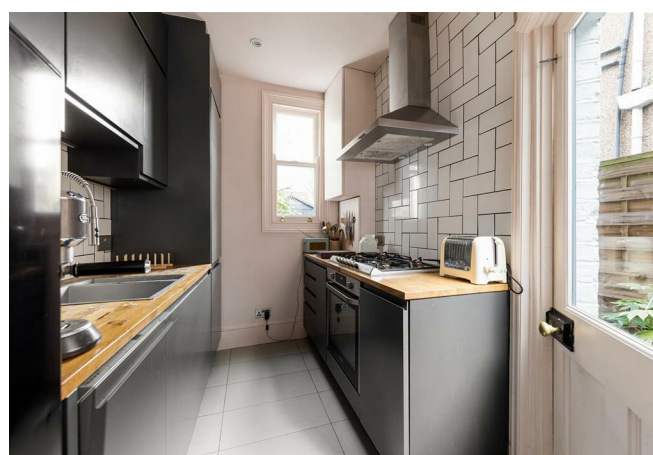
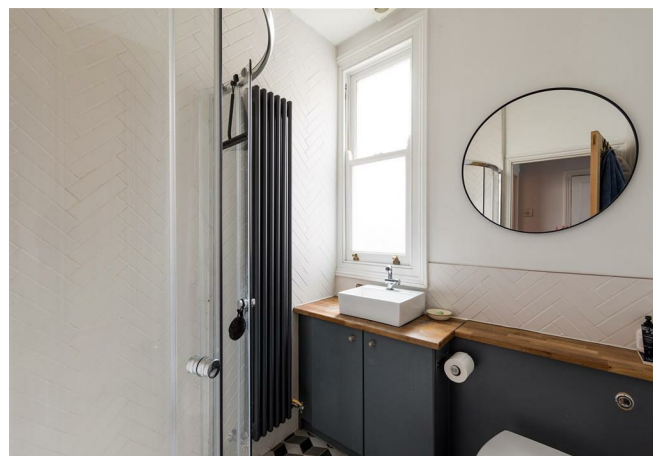
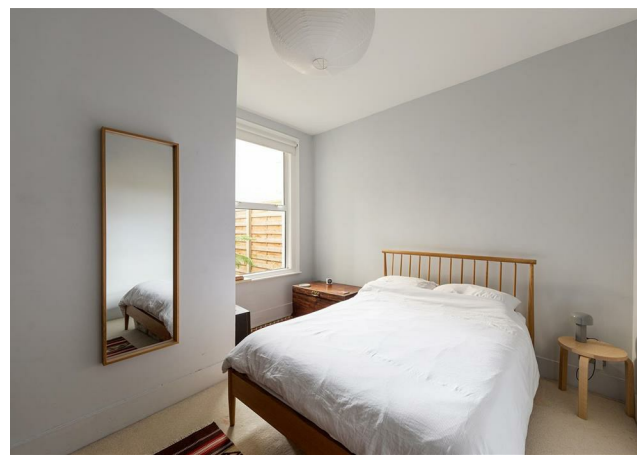
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IF YOU LIVED HERE...

Step through the front door and into a welcoming central hallway that runs through the length of the home. At the front of the property sits your main reception room, a bright and comfortable space where a bay window draws in plenty of natural light. Timber floorboards run underfoot and built-in shelving frame the original fireplace adding a lovely sense of character. It's an inviting room with generous proportions, equally suited to quiet evenings in or hosting friends.

Further along the hallway you'll find the second reception room, offering a flexible space that works beautifully as a dining room or additional lounge. Large windows keep the room feeling light and open, and the layout flows naturally through to the kitchen beyond. Here, a practical galley arrangement keeps everything neatly organised, with simple finishes and a door leading directly outside. Your private rear garden offers a peaceful outdoor retreat, with space for sitting, planting or enjoying a warm afternoon in the fresh air.

The bedrooms are positioned toward the rear of the home for a quieter feel. The principal bedroom is a generous double with garden views and a calm,

neutral palette, while the second bedroom is a comfortable and adaptable space that could work equally well as a guest room, nursery or home office. A neatly finished shower room sits centrally between the rooms, completing the layout.

WHAT ELSE?

Francis Road is around a ten minute walk away, home to independent favourites including Phlox Books, Dreamhouse Records and Morny Bakery alongside a great mix of cafés and neighbourhood restaurants.

Jubilee Park is nearby for open green space, with Hackney Marshes and the Olympic Park also within easy reach for longer walks, cycling routes and weekend exploring.

Leytonstone Underground station is roughly a ten to twelve minute walk away for the Central Line, offering straightforward connections to Stratford, Liverpool Street and central London.



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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