

Reception Room
14'6" x 12'5"

Bedroom
11'1" x 10'11"

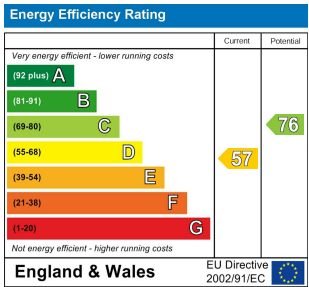
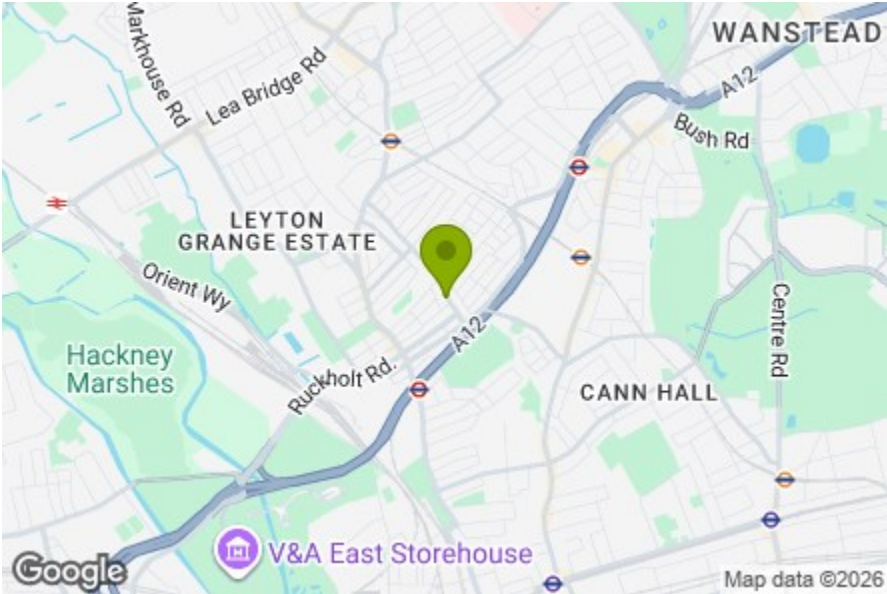
Kitchen
7'8" x 7'3"

Bathroom
7'6" x 4'11"

Bedroom
10'6" x 9'4"

Cellar
26'0" x 3'9"

Garden
22'11"



FRANCIS ROAD, LEYTON

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



Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Immaculately Presented
- Private Rear Garden
- Stripped Wooden Floors
- Francis Road Location

This beautifully finished Victorian ground floor flat offers a harmonious blend of period character and modern comfort. Two well-proportioned bedrooms provide inviting spaces for rest, complemented by stripped timber floors that add warmth and texture throughout. A private rear garden offers an appealing retreat, ideal for unwinding or entertaining outdoors. Positioned close to sought-after Francis Road, the home enjoys a vibrant local atmosphere with a strong sense of community, making it an attractive choice for those seeking both style and convenience in their next home.

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IF YOU LIVED HERE...

Ornate stonework and elegant bay windows combine with a tiled pathway and planted frontage to create a welcoming period exterior, while a side entrance provides easy access to the rear garden. Stepping inside, the hallway sets a graceful tone with polished floorboards and decorative cornicing, leading the eye towards the main living spaces. A tall built-in cupboard offers practical storage, keeping the area neat and uncluttered.

Natural light floods the reception room through its bay window, where intricate ceiling cornicing and a decorative ceiling rose frame the space beautifully. A feature fireplace with exposed brickwork and a timber mantel adds warmth, complemented by the character of the polished boards.

The first bedroom is generously proportioned, with a large window and original flooring creating a calm, restful atmosphere. Centrally placed, the kitchen is bright and functional, finished with wood-effect work surfaces, white cabinetry, and tiled splashbacks, all illuminated by a central window.

Finished in a fresh, neutral palette, the bathroom includes a bath with overhead shower, while decorative cornicing lends a subtle traditional accent. At the rear, the second bedroom enjoys angled window recesses and French doors leading directly to the garden, with stripped boards and refined cornicing adding to its appeal.

The garden combines a curved stone terrace with a neatly kept lawn, bordered by planting beds and a small tree, creating an enticing spot for relaxation or entertaining.

A basement level adds further versatile space.

Close to the lively stretch of Francis Road, this sought-after spot blends a warm community spirit with a distinctly independent character. The street is known for its charming mix of small businesses, artisan food shops, and inviting cafés, where neighbours and visitors alike gather throughout the week. Marmelo Kitchen serves up seasonal dishes in a relaxed setting, while Yardarm offers expertly chosen wines and artisan produce, perfect for a weekend treat. Just a short stroll away, the Northcote Arms is a much-loved local pub, ideal for a casual drink or friendly catch-up. For green space, you're spoilt for choice, with Leyton Jubilee Park, Wanstead Flats, and the expansive Queen Elizabeth Olympic Park all within easy reach, each offering their own blend of open landscapes, walking routes, and peaceful corners to enjoy year-round.

WHAT ELSE?

Well connected for travel, the property is within easy reach of Leyton Station on the Central line, around ten minutes away, and Leyton Midland Road Station on the London Overground, approximately fifteen minutes on foot. These links make commuting or exploring London simple and efficient, while nearby cycle routes and bus services provide further flexibility, whether heading into the city or enjoying the many attractions of the surrounding neighbourhoods.



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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