

GROUND FLOOR

Total Area (Excluding Garden): 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

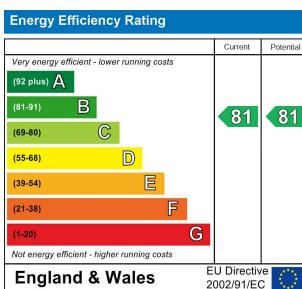
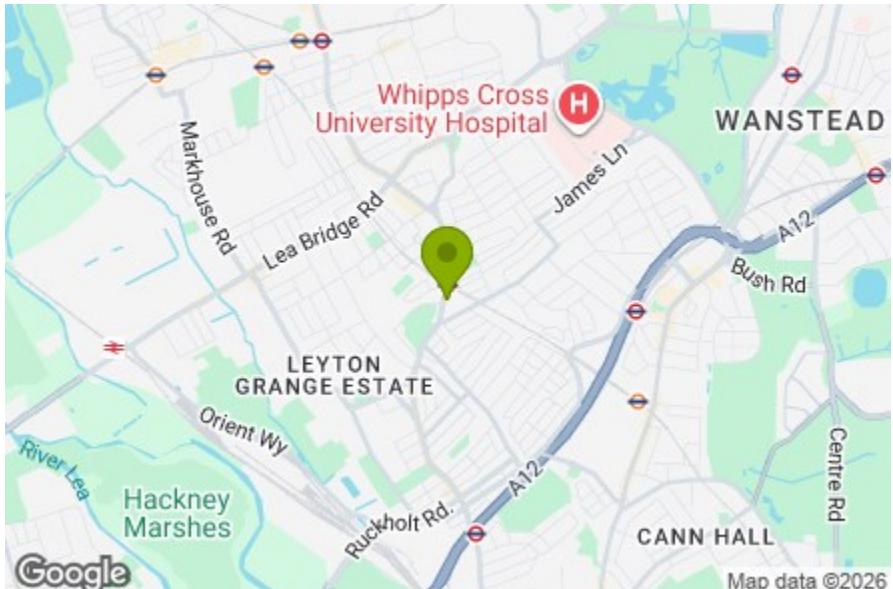
Kitchen/Lounge/Diner  
10'9" x 23'5"

Bedroom  
11'7" x 12'4"

Storage

Bathroom  
6'6" x 7'0"

Garden  
21'1" x 5'10"



**HIGH ROAD LEYTON, LEYTON**  
Offers In Excess Of £335,000 Leasehold  
1 Bed Apartment



#### Features:

- One Bedroom Apartment
- Ground Floor
- Beautifully Presented
- Large Open Plan Reception
- Short Walk to Leyton Station

This beautifully presented one-bedroom apartment sits in a convenient ground floor position and offers generous proportions throughout. A large open-plan reception room creates an inviting setting for both everyday living and entertaining, giving the home a lovely sense of openness from the moment you step inside. The bedroom forms a calm retreat, ideal for unwinding after a long day, while the overall layout feels intuitive and easy to live in. With its polished finish and clever use of space, the apartment is ready to move straight into. Just a short walk from Leyton Station, it is well placed for commuting and enjoying what the area has to offer.

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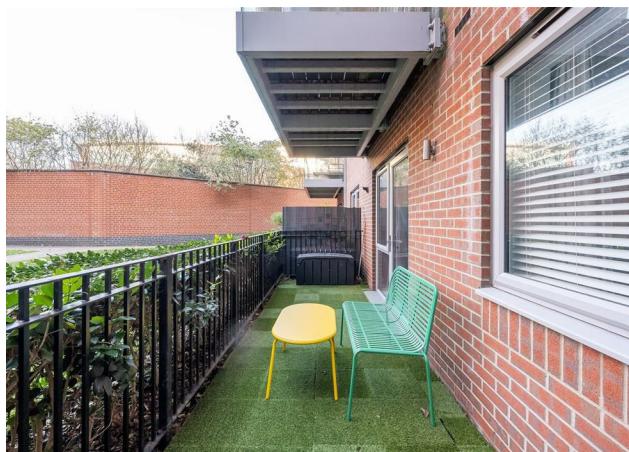
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#### IF YOU LIVED HERE...

Stepping inside, you're greeted by a hallway that immediately sets the tone, offering individual character and an easy flow through the home. Built-in storage keeps everyday essentials neatly out of sight, helping the space remain organised from the moment you arrive.

At the heart of the home is the open-plan kitchen, dining and living area, a long, well-proportioned room ideal for shared living. The kitchen offers plenty of fitted cabinetry and integrated storage, flowing into a dedicated dining zone and on into the lounging area beyond. Glazed doors open directly outside, creating an easy link between inside and out. It's a sociable, versatile space well suited to hosting as well as quieter evenings in.

Outside, the garden runs the width of the property and has been arranged for easy enjoyment. It's an ideal spot for coffee, evening drinks or a moment to unwind, with surrounding greenery adding privacy without demanding much upkeep.

The bedroom is a comfortable double with a fitted wardrobe that keeps the room feeling ordered, while the generous window brings in plenty of natural brightness. Completing the home is a striking bathroom, full of warmth and character, where clean-lined tiling and dark detailing create a space that feels both distinctive and indulgent, finished with a bath and overhead rain shower.

The surrounding neighbourhood offers a lively mix of independent favourites, open green spaces and a strong sense of local character. Close by, the railway arches have become a popular destination for evenings out, home to Chop Shop Tavern for relaxed drinks and food and Leyton Calling for its tropical cocktail bar atmosphere and rum-based menus. Francis Road brings a different energy altogether, with neighbourhood favourite Marmelo, the much-loved Yardarm and the welcoming Northcote Arms, as well as a popular weekend market and pedestrianised stretch that adds to its characterful feel. For open space, Leyton Jubilee Park offers a green escape nearby, while Leyton Flats opens into the wider Epping Forest for longer walks and big skies.

#### WHAT ELSE?

Getting around is quick and convenient, with Leyton Midland Road Station right on your doorstep for easy Overground connections. Both Leytonstone and Leyton underground stations are around a 20-minute walk away, or can be reached by bus in just over 5 minutes. Together, they offer straightforward routes into the City, West End and beyond, making everyday travel easy to manage.



#### 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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