



Total Area (Excluding Eaves Storage & Cellar): 123.7 m² ... 1332 ft²

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.



BELGRAVE ROAD, LEYTON
Offers In Excess Of £825,000 Freehold
4 Bed House - End Terrace

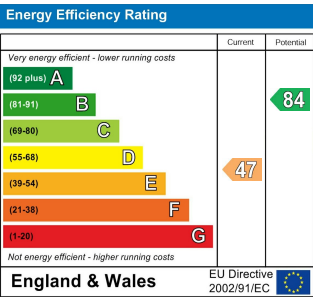


Features:

- Four Bedrooms
- Beatifully Presented
- Edwardian Home
- Short walk to Leyton Midland Station
- Quiet Residential Location
- Cellar

A strikingly immaculate, impressively proportioned four bedroom Edwardian end of terrace, arranged over three storeys brimming with character and original details. It's all sat just a short stroll from Francis Road and Leyton Midland Road station.

Lush, leafy and entirely sheltered down one side by mature greenery, your rear garden's a splendid solace, with a raised patio perfect for dining al fresco.



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IF YOU LIVED HERE...

You'll be enjoying those elegant Edwardian proportions on a daily basis, all teamed with some delightful contemporary designer flourishes. Step inside and blonde hardwood flows off down your hallway, while smoky carpeted stairs rise to the left. Your first reception features classic timber shutters on the oversized box bay window and a gorgeous vintage hearth and mantelpiece.

Double internal doors open up your ground floor, for clear sightlines form the bay window to the front to the bi folding patio doors at the back. In between you have an artfully zoned dining room in tranquil mint green. Follow the flow round for your kitchen with cream cabinetry, timber worktops, stainless steel chef's oven and soft green metro tile splashbacks.

Outside you have that lovely garden, while upstairs your principal bedroom sits to the front, basking in that large bay window and striking canary yellow walls. Bedroom two to the rear is a tranquil double, bedroom three a sizeable single ideal for a child and your family bathroom sits impeccable in floor to ceiling metro tiles and slate grey flooring. Finally, upstairs for your loft suite, where your fourth sleeper sits between window and skylight, with a dazzling black and white en suite shower room off to one side.

Outside and you'll find our much loved destination of Francis Road right on your doorstep, barely five minutes on foot for a fine array of independent cafes and meeting spots that draw visitors from miles around. A boon to artisanal coffee lovers and remote workers alike. Leyton Midland Road station is also just a five minute stroll for the Gospel Oak to Barking Riverside line. Recently extended it's now your direct link to the the Thames.

WHAT ELSE?

- Leytonstone tube is around twelve minutes away on foot. From here it's just fourteen minutes direct to Liverpool Street, putting the City less than a half hour away door to door. Tottenham Court Road is just nine minutes further for the West End.
- For your new local, check out the beloved Heathcote & Star, a real Leyton institution with a superb beer garden and live entertainment. Less than ten minutes on foot.?- Parents will be pleased to discover five 'Outstanding' primary/secondary schools all less than a twenty minute walk away, including the much loved Newport Primary just seven minutes walk. A further sixteen schools are deemed 'Good', and just as close.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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Reception

12'5" x 14'11"

Dining Room

10'0" x 11'10"

Kitchen

18'6" x 12'11"

Cellar

5'2" x 8'5"

Bedroom 1

11'5" x 14'9"

Bedroom 2

6'9" x 6'5"

Bedroom 3

12'1" x 12'0"

Bathroom

5'10" x 8'8"

Bedroom 4

12'9" x 16'10"

En-Suite

5'2" x 7'2"

Garden

30'0" x 19'10"



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