



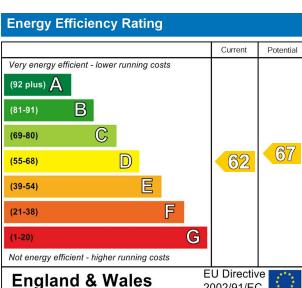
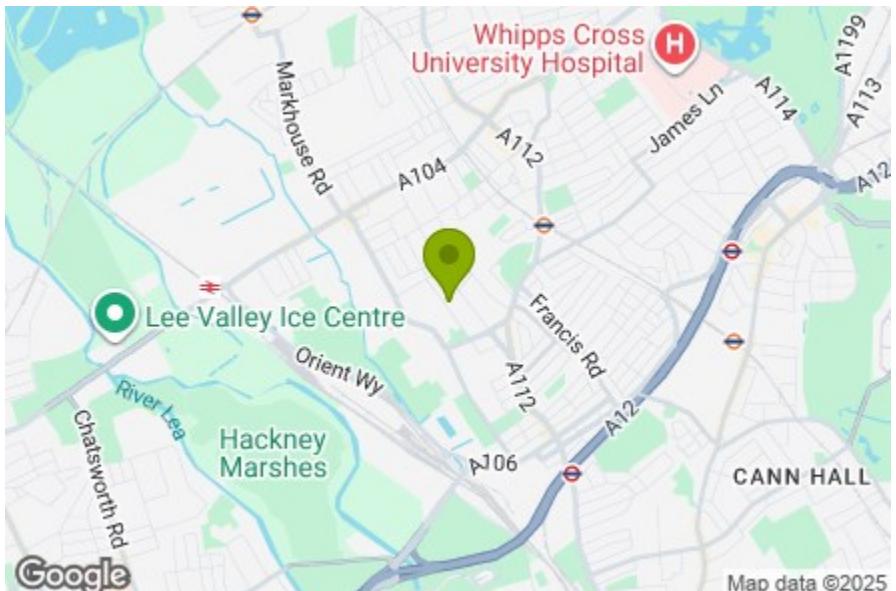
Reception Room
14'5" x 10'9"

Bedroom
9'3" x 11'3"

Kitchen
10'0" x 6'4"

Bathroom
7'1" x 4'9"

Bedroom
9'10" x 6'5"



PRIMROSE ROAD, LEYTON
Offers In Excess Of £375,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- First Floor Victorian Flat
- Share of Freehold
- Chain Free
- Near Leyton Midland Road Station

Set within a Victorian conversion, this two bedroom first floor flat offers a generous sense of space and practical layout throughout. Sold with a share of freehold and no onward chain, it's an appealing choice for those seeking a smooth, uncomplicated move. The rooms are well proportioned and filled with daylight, all arranged across a single level. Ideally located within easy reach of Leyton Midland Road station, the property enjoys a quiet yet well-connected position, with green spaces, local shops, and a welcoming neighbourhood atmosphere close at hand.

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IF YOU LIVED HERE...

Making your way upstairs, you arrive at a first floor landing where a built-in storage cupboard helps keep everyday essentials neatly tucked away and out of sight. At the front of the property, the reception room is spacious and filled with sunshine thanks to a bay window and an additional window, both framed in rich timber. Twin alcoves with fitted shelving and cabinetry provide excellent storage and display options, while the well-considered layout allows ample space for both dining and living zones. A neutral palette enhances the room's bright and welcoming atmosphere, offering an easy backdrop for a variety of interior styles.

Set in the centre of the home, the main bedroom is a well-sized double with full-height built-in wardrobes offering excellent storage without encroaching on the floor space. A large window invites in plenty of daylight, while high ceilings and soft tones contribute to the overall sense of calm and comfort. To the rear, the second bedroom enjoys a peaceful treetop outlook through a wide window and presents a simple layout that feels restful and adaptable.

The kitchen features cabinetry arranged across two walls and a large window above the counter, allowing light to fill the space. It's a practical room that covers all the essentials, with clear scope to update and tailor the style over time.

The bathroom includes a full-size bath with overhead shower beneath a frosted window. Simple white tiling with a contrasting trim lines the walls, and painted paneling lends a traditional touch to this unfussy and low-maintenance space.

The surrounding area offers a vibrant mix of green spaces, independent shops, and local favourites. Just a short walk away, Francis Road has become a much-loved destination, home to neighbourhood gems like Marmelo Kitchen, Yardarm and Dreamhouse Records, where you'll find everything from seasonal dining to natural wines and vinyl. For a relaxed pint or Sunday roast, the Coach & Horses pub offers a welcoming atmosphere with a traditional feel. Nearby Leyton Jubilee Park provides ample open space for a morning stroll or afternoon picnic, while the vast expanse of Queen Elizabeth Olympic Park is also within easy reach, offering landscaped parkland, sporting facilities, and riverside walking routes.

WHAT ELSE?

For travel connections, Leyton Midland Road Overground is around a ten-minute walk, linking easily to north and west London. Leyton Underground station, served by the Central line, is also within reach and offers direct routes into the City and West End. Whether you're heading to work or exploring further afield, the area is well placed for both daily commuting and weekend adventures.



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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