

- Bedroom 10'7" x 13'9"
- Bedroom 10'7" x 12'5"
- Storage
- Kitchen / Reception Room 11'5" x 19'1"
- Bathroom 6'4" x 9'6"
- Garden 11'1" x 9'6"



FRANCIS ROAD, LEYTON

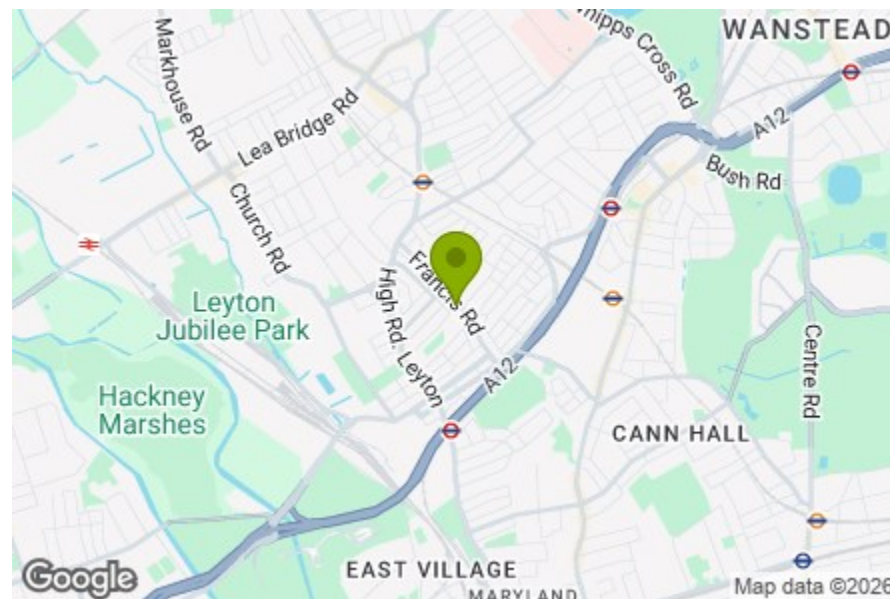
Offers In Excess Of £465,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Ground Floor
- Private Rear Garden
- Own Front Door
- Desirable Francis Road Location
- Chain Free

A thoughtfully arranged two bedroom ground floor apartment with its own front door and private rear garden, set right in the heart of Francis Road, one of Leyton's most loved neighbourhood streets. Surrounded by independent cafés, bakeries and small shops, this lively corner of East London has a strong neighbourhood feel while remaining well connected for travel across the city.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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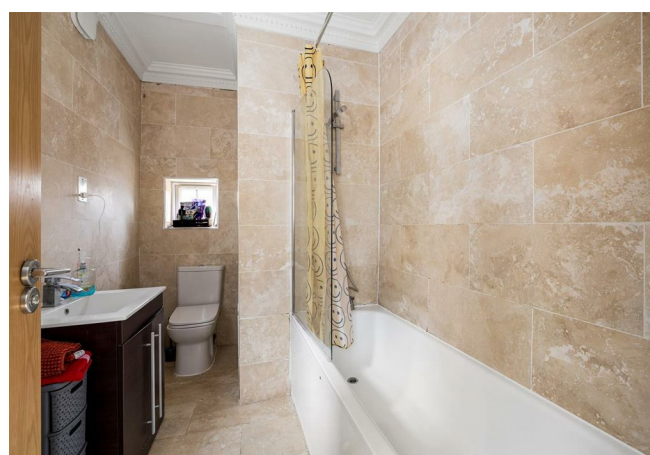
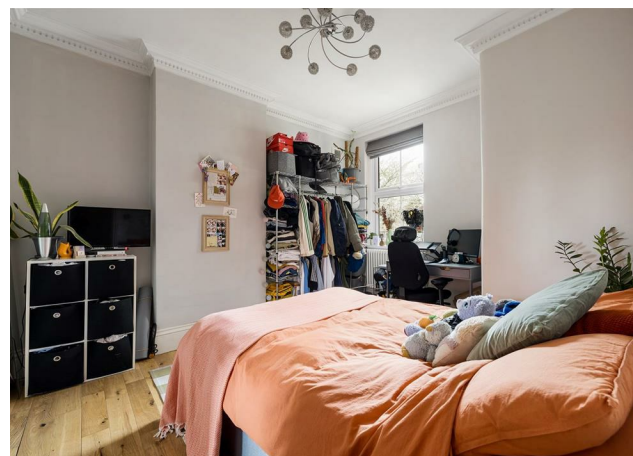
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IF YOU LIVED HERE...

Step through your own front door and into a hallway that runs through the home, giving the layout a clear and practical sense of separation. Off the hall, you have two bedrooms, both well proportioned doubles with room to arrange comfortably. There's also handy built-in storage off the hallway, always useful for keeping day-to-day life feeling uncluttered.

At the end of the hall, the home opens into the kitchen / reception room, a bright sociable space stretching just over nineteen feet in length. There's room here to cook, dine and relax, with a natural flow that works especially well for everyday living. Just beyond, the bathroom sits to one side, while the reception space gives access straight out to your private rear garden, a lovely extension of the home with space for sitting out, planting or enjoying a quiet moment in the warmer months.

WHAT ELSE?

- Located right on Francis Road, one of Leyton's most popular neighbourhood streets filled with independent cafés, bakeries and shops.
- Local favourites include Marmelo Kitchen, Yardarm wine bar, Phlox Books, Dreamhouse Records and Perky Blenders.
- Leyton Underground Station (Central Line) is around a 10-12 minute walk for direct access to Stratford, Liverpool Street and the West End.
- Leyton Midland Road Overground is also within easy reach for connections across North and East London.
- Nearby green spaces include Coronation Gardens, Sidmouth Park and the expansive open landscape of Hackney Marshes.
- A friendly neighbourhood feel with well regarded local schools and a growing collection of independent businesses nearby.



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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