

Reception Room  
16'10" x 14'0"

Kitchen  
15'6" x 9'10"

Sun Room  
9'6" x 7'4"

Bedroom  
12'3" x 9'9"

Shower Room  
8'11" x 5'7"

Cellar  
17'1" x 5'7"

Garden  
49'2"



## ESSEX ROAD, LEYTON

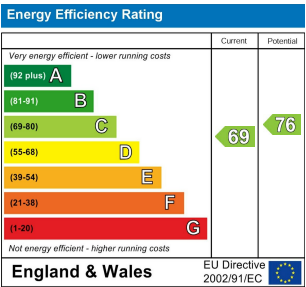
Offers In Excess Of £425,000 Leasehold  
1 Bed Maisonette



### Features:

- Large One Bedroom Apartment
- Ground Floor Victorian Conversion
- Private Rear Garden
- 765 sq ft
- Close to Leyton Midland Station

This generous one-bedroom ground-floor flat has been carefully updated, giving you 765 square feet of light-filled, well-balanced living space and a private garden of your own to step into. You're just a 9-minute walk from Leyton Midland Road (on the newly christened Suffragette Line) and fifteen minutes from Leytonstone Underground, where the Central Line runs through the night at weekends. Green escapes are never far either; Hollow Pond and Henry Reynolds Gardens are both close at hand, ready for a morning run, a cycle, or a slow wander beneath the trees. And when the day calls for something livelier, cafés, shops, and the easy rhythm of neighbourhood streets are right on your doorstep.



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## IF YOU LIVED HERE...

Step through the front door and along a corridor paved with original encaustic tiles, each one a fragment of the home's story. To your right, the reception opens wide, its bay window pulling in the west-facing light that lingers well into the evening. Stripped wooden boards glow underfoot, while a cast iron fireplace, dark and ornate with touches of gold, takes centre stage. Above, coving, cornicing, and a ceiling rose trace delicate lines against crisp white paint, while the chimney breast, in deep olive, grounds the room with warmth and depth.

Beyond lies the double bedroom, calm and understated, looking out across the side return. It's a space that feels private and tucked away, with direct access to the bathroom that gives it the easy rhythm of an en-suite.

The bathroom is simple and practical, with on-trend black fittings, a shower, and a vanity unit to keep the surfaces clear. At the rear, a further small enclave is given over to a laundry nook, neatly contained and quietly useful.

Beneath it all, the cellar runs for over seventeen feet, a hidden reserve of storage that keeps the living spaces light and uncluttered. Once you've had it, you'll wonder how you ever managed without.

At the rear, the house shifts into something more sociable. The kitchen/diner stretches out in white cabinetry and glossy black worktops, anchored by a chef's oven and room for an American-style fridge. French doors open into a bright sun room, a chameleon of a space, equally happy as a dining room, second reception or a quiet place to work.

Another set of doors draws you into the private garden. Paved at first for easy outdoor meals, it unfolds into a gravel area, an ornamental pond and a timber outbuilding.

## WHAT ELSE?

You're just a 9-minute stroll to Leyton Midland station, where the Suffragette line takes you to Blackhorse Road tube, Victoria line in just 5 mins. Catch the A12 bus to Stratford for Westfield Stratford City has all your favourite brands under one roof, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature. Cinephiles will be spoilt for choice with the 20-screen cinema complex Leytonstone High Road is close by, where you'll find local favourites such as The Red Lion pub, Homies on Donkeys, Panda Dim Sum and Boca Boca serving some of the best Neapolitan pizza around. For green spaces, you're spoiled - in one direction you'll find Hoown Pond and in the other the wide open spaces of Wanstead Flats



## 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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