

Reception Room  
13'1" x 10'6"

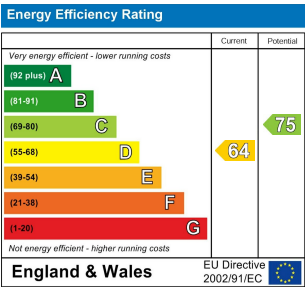
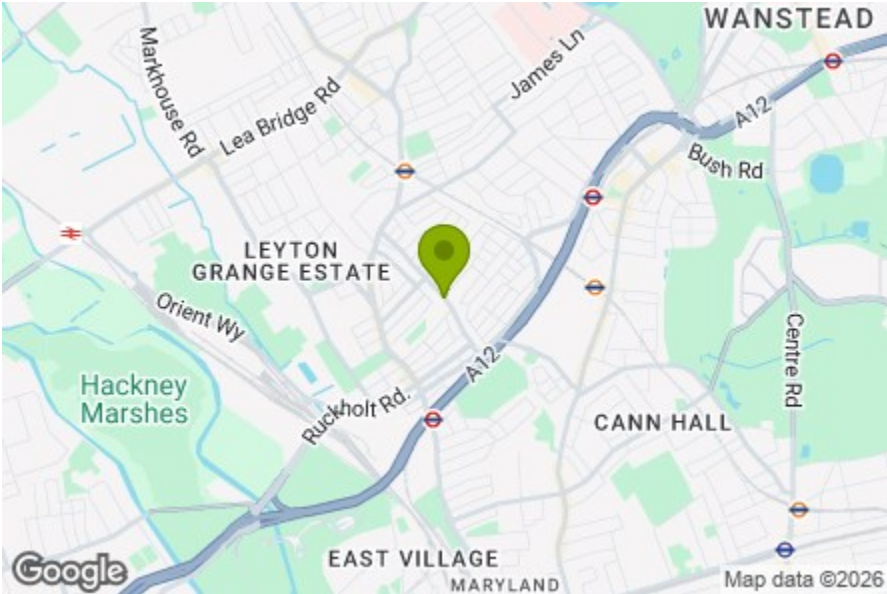
Bedroom  
12'7" x 10'6"

Kitchen / Diner  
11'4" x 10'10"

Bedroom  
7'5" x 6'9"

Shower Room  
7'5" x 5'7"

Garden  
36'1"



## FRANCIS ROAD, LEYTON

### Offers In Excess Of £500,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Immaculately Presented
- Long Lease
- Private Rear Garden
- Own Front
- Desirable Francis Road Location

Fancy living in one of the most desirable streets in Leyton Village? This beautifully presented two-bedroom ground-floor flat in a Victorian conversion offers 576 sq ft of well-planned living space plus a private garden in much sought-after Francis Road. Inside, the layout gives you two bedrooms, a separate reception room, and a generous kitchen/diner, plenty of flexibility whether you're entertaining, working from home, or just enjoying quiet time.

Step outside and you're right in the middle of Francis Road, Leyton's much-loved pedestrianised hub, lined with independent shops, pubs, and restaurants. For transport, Leyton Midland Road Station (Overground/Suffragette Line) is around 10 minutes on foot, and Leyton Station (Underground/Central Line) is about 13, giving you easy connections across London.

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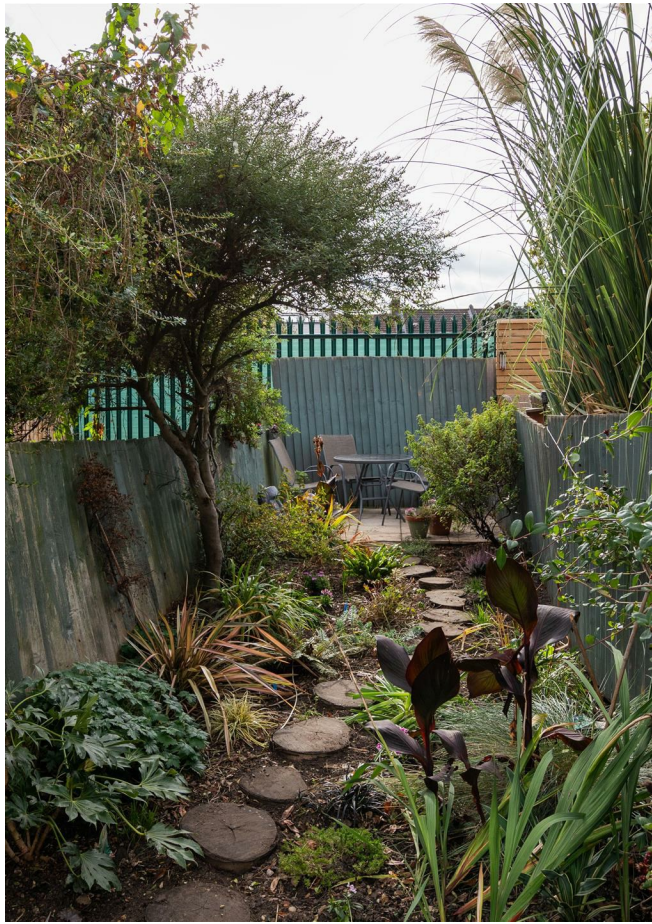
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#### IF YOU LIVED HERE...

Tucked behind a neat walled front garden, the sunflower-yellow front door instantly lifts your mood and welcomes you home.

Step into the reception room and you'll find a bright, cheerful space with an east-facing bay window that catches the morning light. Warm oak flooring runs underfoot, while soft shell-pink walls and crisp white accents create a calm, inviting feel.

The double bedroom sits just behind, decorated in a soothing blue with a side-return window that brings in extra light. The same oak flooring continues throughout, giving the home an easy, seamless flow.

Follow the hallway past a handy storage cupboard and you'll reach the spacious kitchen/diner. Sage-green shaker cabinets line both sides, with thick wooden worktops and integrated appliances that keep things practical as well as stylish. Open shelving and a pantry cupboard make everyday living simple, and a glazed door leads straight out to the garden.

Your private garden begins with a paved side-return patio, leading to a lush, plant-filled section where wooden stepping stones weave through to an open paved area at the end, the perfect spot for a quiet morning coffee or an evening sundowner.

Beyond the kitchen, a second bedroom currently serves as a nursery but would work just as well as a home office or creative studio, complete with built-in storage. The adjacent bathroom is fresh and functional, with dove-grey tiling, a walk-in glazed shower, a heated towel rail, and geometric patterned floor tiles that add a final touch of style.

#### WHAT ELSE?

Location is everything, and here you'll find yourself effortlessly connected, just a short 13-minute stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins.

Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park with its world-class sports facilities is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.

Firm neighbourhood favourites include Phlox bookstore, Dreamhouse Records, Edie Rose florist, and Pause yoga studio. You'll find delicious organic wine under Yardarm's newly erected pergola in the herb garden. Mop it up with freshly baked bread, locally sourced charcuterie, cheese and pastries.



#### 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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