

GROUND FLOOR

Total Area: 62.2 m<sup>2</sup> ... 670 ft<sup>2</sup>  
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.

Reception Room  
11'11" x 13'4"

Bedroom  
11'11" x 10'11"

Bathroom  
5'6" x 5'0"

Reception Room  
11'10" x 12'1"

Bedroom  
7'5" x 9'2"

Kitchen  
6'6" x 9'2"

Garden  
36'10" x 8'8"

Side Return  
22'5" x 5'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## NEWPORT ROAD, LEYTON

Offers In Excess Of £500,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Abraham Style Flat
- Two Bedroom
- Ground Floor
- Own Section of Garden
- Excellent Order Throughout
- Some Original Style Features

Set on a quiet residential street in Leyton, this two bedroom ground floor Abraham-style flat is a warm, well-kept home with its own section of garden and a lovely sense of character throughout. You're well placed for Francis Road's much-loved cafés and shops, Jubilee Park and reliable transport links, so it's an easy spot to settle into day to day.

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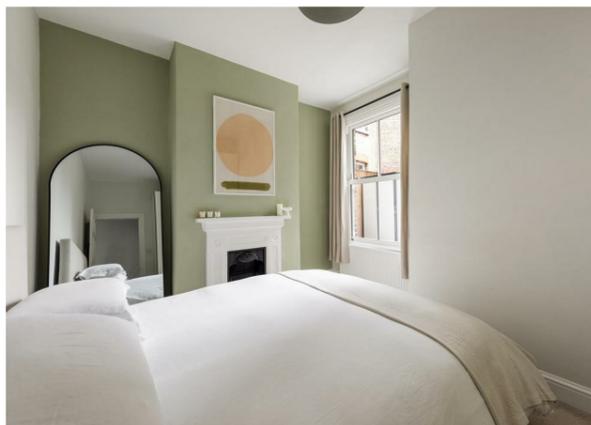
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### IF YOU LIVED HERE..

Step through the front door and you're greeted by a home that's presented in excellent order throughout. The bay fronted reception is an especially inviting space, with soft neutral tones, timber flooring, plantation shutters and a handsome fireplace framed by fitted shelving. Some original style features have been carefully retained, including the bay, cornicing and fireplaces, which give the flat a lovely sense of continuity and charm. Both bedrooms are bright and peaceful, with the same calm, considered finish running right through the home. To the rear, a separate dining room adds another versatile living space and leads on to a neat galley kitchen finished in crisp white cabinetry, marble effect worktops and slim vertical tiling. The shower room is smart and pared back, with a clean contemporary feel. Outside, your own section of garden has been thoughtfully arranged with lawn, planting and a decked seating area tucked beneath a pergola, making it a lovely place to spend warmer afternoons.

### WHAT ELSE?

- Francis Road is close by, and gives this part of Leyton much of its character, with a well loved mix of independent spots including Phlox Books, Marmelo and Yardarm.
- For transport, both Leyton Underground and Leyton Midland Road stations are within easy reach, giving you straightforward links across East London and into the city.
- When you want some open space, Leyton Jubilee Park is nearby and offers plenty of room to walk, exercise or simply slow the pace a little. It is the borough's biggest park, so there's a real sense of breadth to it.
- Altogether, it's a part of Leyton that balances good local routine with a little softness around the edges, with cafés, green space and handy connections all close to home.



### A WORD FROM THE OWNERS...

"We've absolutely loved our time on Newport Road. It has a real sense of community, with friendly neighbours and often bumping into familiar faces when you're out and about. Our home has been such a happy place to grow as a family, something we've really made our own over time, and we've created so many memories here. We've especially loved hosting friends and family, whether that's cosy dinners around the dining table or relaxed pizza and BBQ evenings out in the garden - it's always been a home made for sharing.

Being just a short stroll from Francis Road means great cafés, the Arches and local pubs are always within easy reach, adding a real sense of life to the area. At the same time, you're never far from green spaces and lovely walks, and with such easy access into central London, it's a location that really gives you the best of both worlds.

It's bittersweet leaving our first family home, but we hope the new owners will find as much joy here as we have."

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