

Total Area: 54.8 m² ... 590 ft²
All measurements are approximate and for display purposes only.

Reception
14'4" x 11'6"

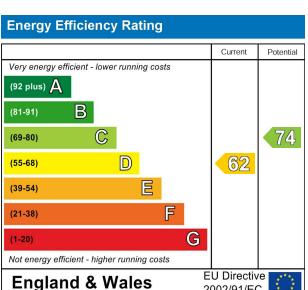
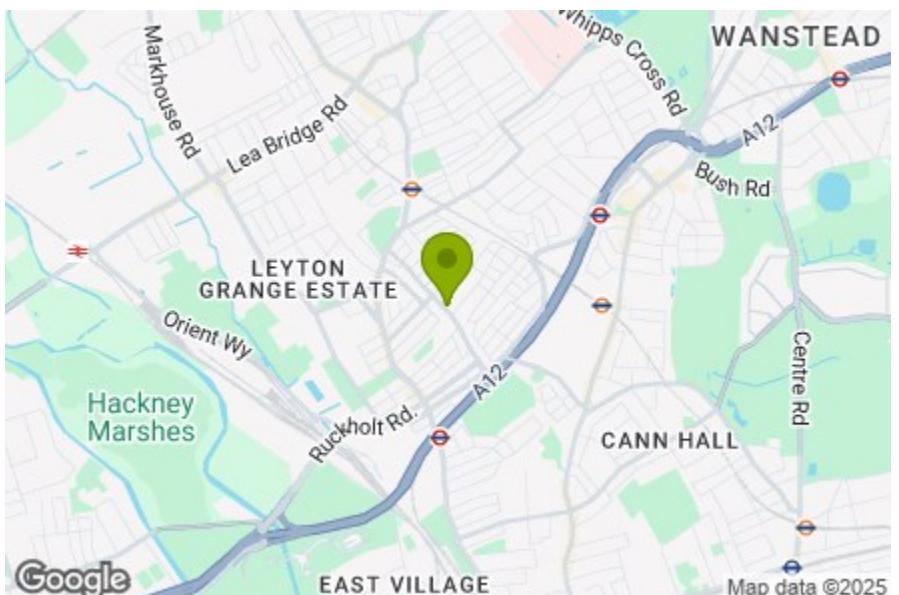
Bedroom
12'0" x 9'7"

Kitchen / Diner
12'7" x 9'2"

Bedroom
11'1" x 5'7"

Shower Room
8'11" x 5'0"

Garden
16'4"



FRANCIS ROAD, LEYTON Offers In Excess Of £475,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Beautifully Presented
- Premium Area Within Leyton
- Close Proximity to Leyton Station

Beautifully presented and set on one of Leyton Village's most sought-after streets, this ground-floor apartment offers 590 sq ft of well-planned living space plus your own private section of garden. A rare opportunity in this location. 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.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
RSTOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Tucked behind a neat walled front garden on a quiet residential street, this home feels private and welcoming from the moment you arrive.

The main living room sets the tone: a bright space with a west-facing bay window, shelving built into the alcoves, and a bold peacock blue feature wall that plays beautifully against crisp white walls and warm wooden flooring.

The double bedroom sits just behind, decorated in soft white and terracotta with a side-return window that catches the morning light. More alcoves offer useful storage, and the same wood flooring continues throughout for a seamless flow.

Follow the hallway past a handy storage cupboard to your right, and you'll find the kitchen. Cream cabinetry runs along one wall, balanced by a dining spot and island opposite. Thick wooden worktops, a Belfast sink, and a gas hob make it practical as well as stylish, while open pantry shelving and charcoal floor tiles for easy, everyday living. A trio of exposed bulb pendant lights overhead finishes the look with a touch of industrial edge.

Beyond, there's a second bedroom, currently used as a home office with a clever niche where the fireplace once was - an inventive use to repurpose dead space, great

for storage or display.

The adjacent bathroom is fresh and functional with large white tiles, a walk-in glazed shower, a heated towel rail, and recessed shelving. Smart geometric patterned tiles complete the look.

Outside, your private garden is paved in sandstone and enclosed with natural wooden fencing. It's simple, calm, and ready to use, whether that's for morning coffee, alfresco suppers, or just somewhere to sit back and breathe for a while.

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.

There's lots of green space nearby too, from small local parks to Wanstead Flats and Hackney Marshes, so you're never far away from a green reset.



A WORD FROM THE OWNER...

"We've absolutely loved living here. Francis Road is such a lovely neighbourhood to live in with good coffee, cute cafés and shops just outside your door. We've gotten to know all our neighbours and have really enjoyed being part of the community. It's a special flat and we'll miss it a lot."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → [QSTOWBROTHERS](#)
[STOWBROTHERS.COM](#)