



Francis Road, Leyton, London, E10

Offers In Excess Of £525,000

FOR SALE

 1  1  2

Share of Freehold

- First floor Abrahams maisonette
- 2 bedrooms
- Well presented
- Gas central heating
- Leyton Tube Station: 0.4 mile
- Council tax band: B
- EPC rating: D (58)
- Rear garden: 24'11 x 13'9
- Chain-free
- Internal: 792 sq ft (73.5 sq m)

A beautiful and chain-free, two-bedroom, first-floor maisonette garden flat located on the immensely popular Francis Road in E10. With its own private street door, this home offers the feel of a house and is turnkey ready.

Inside, the flat is characterised by a stunning blend of period features and contemporary style. The dual-aspect reception room is bathed in natural light thanks to the attractive bay window and features wonderful original floorboards that flow throughout the property.

The kitchen features stylish natural and mint green ply wood cabinetry, providing ample storage, stainless steel worktops complemented by a striking terrazzo tile backsplash. The larger of the two bedrooms is spacious, with two windows and practical built-in storage. A modern family bathroom and the second bedroom, which offers views of the garden, are quietly situated at the back of the house.

Internal stairs provide direct access to the generous private garden, which is landscaped with a mix of decking, lawn, and mature planting, perfect for relaxing or entertaining.

This location is second to none, placing you in the heart of the vibrant E10 community. You are just a stone's throw from the renowned independent businesses of Francis Road, including the wine and provision shop Yardarm, the sustainable catering and general store Marmelo, and the local favourite coffee shop, Tamping Grounds. The traditional, popular pub, the Northcote Arms, is also a short stroll away.

For commuters, Leyton Tube Station (Central Line) is within easy walking distance, offering fast access to Central London. This property is an ideal blend of style, practicality, and prime East London location.

Shall we take a look?

Francis Road, Leyton, London, E10

DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, kitchen & bedroom one.

Reception Room

18'2" x 12'11" (5.54m x 3.94m)

Kitchen

11'10" x 11'7" (3.61m x 3.53m)

Door to bedroom two, bathroom and staircase leading down into rear garden.

Bedroom One

14'3" x 11'10" (4.34m x 3.61m)

Bedroom Two

10'5" x 7'8" (3.18m x 2.34m)

Bathroom

Rear Garden

24'11" x 13'9" (7.59m x 4.19m)

Additional Information:

Head Lease Term: 999 years from and including 1 January 2003 to and including 31 December 3001

Head Lease Remaining: 976 years remaining

Ground Rent: £0 per annum

Service Charge: £0 N/A per annum

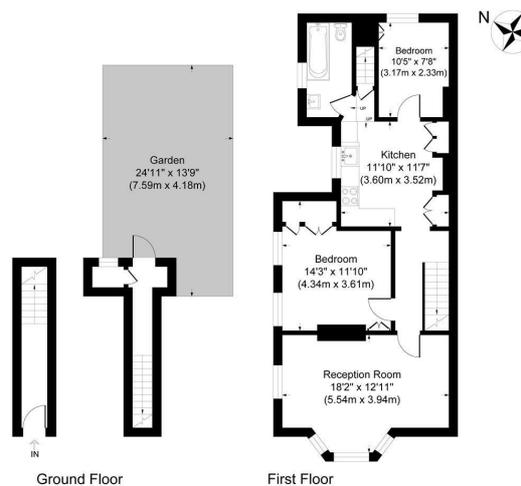
Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



Francis Road

Approximate Gross Internal Area
Ground Floor = 4.6 sq m / 50 sq ft
First Floor = 68.9 sq m / 742 sq ft
Total = 73.5 sq m / 792 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	64
England & Wales	EU Directive 2002/91/EC	

LOCATION



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