



## Francis Road, Leyton, London, E10

£1,450 PCM

Unfurnished

TO LET

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- Two Bedroom Ground Floor Maisonette
- Double Glazing & Gas Central Heating
- 0.2m To Leyton Midland Road Station
- 0.7m To Leyton Tube Station
- EPC Rating: D
- Council Tax Band: B
- 21'4 x 8'9 Rear Garden
- 627 Sq Ft (58 Sq M)
- Viewing By Appointment Only
- PPE Provided

A newly refurbished two double bedroom ground floor flat on Francis Road.

This box fresh property features two solid double bedrooms, a modern three piece bathroom with shower over the tub, and an open plan kitchen lounge, complete with sleek fitted units. Outside there is a low maintenance private garden to the rear.

The property is ideally located for all that E10 has to offer, with a plethora of bars and eateries on Francis Road and the High Road. Westfield and the Olympic Park are one stop away on the Central Line, whilst the City and West End are easily accessible too.

# Francis Road, Leyton, London, E10

## DIMENSIONS

### In This Area...

Leyton is home to the only shop that can be seen from space. OK, that's not entirely true, but the carnival shop on the High Road is definitely bright. There's no way you'll miss this multi coloured wonder, it looks like it's made of Lego. The shop sits opposite Coronation Gardens, a beautiful park with a little maze, pond and fountain. The High Road is also home to the Leyton Technical, a lovely pub that occupies the ground floor of the old town hall. It has good beer, good food, and the longest walk to the toilet you'll ever find. If you like beer, Leyton is the place for you, as both Brodie's Beers and Signature Brew (voted UK Brewery Business of the Year 2018) are based in E10. Sidmouth Park, just behind the carnival shop, is a hit with kids as there's loads of stuff to play on. If you are hungry or thirsty, wander to Francis Road and you'll find a bucket load of nice cafes, including Yardarm, Marmelo Kitchen, and Albert & Francis, as well as an increasingly interesting range of shops and businesses, from books to yoga, and flowers to gifts. There's even a friendly estate agency there...

### Dimensions:

#### Entrance

Via own front door leading into:

#### Entrance Hallway

Door to lounge/kitchen, bedroom one & bedroom two.

#### Lounge/Kitchen

21'4 x 11'5

Door to:

#### Inner Hall

Door to rear garden & bathroom.

#### Bedroom One

14'5 x 12'1

#### Bedroom Two

12'0 x 11'9

#### Bathroom

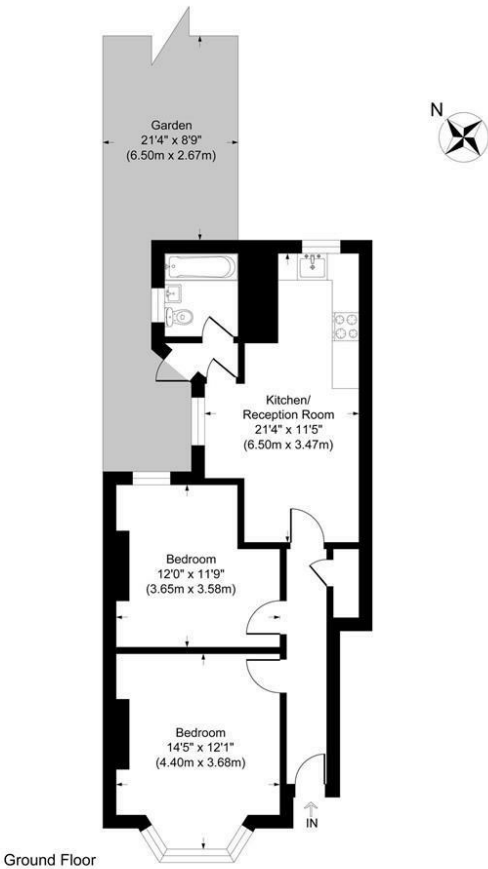
#### Rear Garden

21'4 x 8'9

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



Ground Floor

Approximate Gross Internal Area = 58 sq m / 627 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 making any decisions reliant upon them.

## EPC CHART

