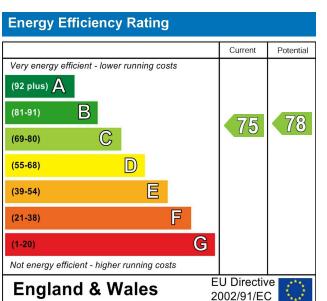




Total Area (Excluding Eaves Storage): 71.1 m² ... 766 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



ALBERT ROAD, LEYTON Offers In Excess Of £535,000 Leasehold 3 Bed Flat



Features:

- First Floor Abrahams Flat
- Three Bedrooms
- Two Bathrooms
- Split Level
- New Lease on Completion
- Close to Francis Road
- Beautifully Presented
- Shared Garden

Spread out over two floors, this bright and generous three-bedroom, two bathroom home has been beautifully restored with timeless features, a shared garden with the flat downstairs, a utility space, a separate reception and kitchen amongst its perks.. It's situated in a peaceful, residential street just moments from the top class amenities that make both Leyton and Leytonstone so special. What's more, Leytonstone tube is around half a mile away, so you can easily nip into central London.

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IF YOU LIVED HERE...

Abraham homes were built around Leyton in the Victorian era by J G Abraham & Company with the aim of providing well-designed residences for local workers. Judging by how popular they are now, it was a job very well done!

Set on the first floor, your reception space is bright with neutral decor, wooden floors and generous windows. Towards the rear, the kitchen is just as pristine. Again, there's plenty of natural light, as well as traditional units and recessed lighting. You've also got two smartly designed bedrooms on this floor, as well as a spacious bathroom with sparkling fittings and an over-tub shower.

Head up to the second floor for your impressive loft suite - it's all been gloriously planned, with plenty of eaves storage, a utility space and a beautifully designed en-suite complete with walk-in shower.

As for outside, you'll really appreciate the rear garden, especially when the sun is shining. It's all pleasingly low maintenance with plenty of leafy foliage to give a feel of seclusion.

Just beyond your sole-use front door, you only need to walk a minute or so and you'll come across the part-pedestrianised Francis Road, which is now

recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox, with much more in between.

Head south and you'll find the Grove Green Road area is buzzing with activity: The Filly Brook, Heathcote & Star and Northcote are sure to become faves. Foodie highlights slightly further out include award-winning Thai restaurant Singburi, hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.

WHAT ELSE?

- Leytonstone tube station is around 13 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leytonstone High Road for the Gospel Oak to Barking line, just slightly further away.

- Towards the south of the Olympic Park, look out for the newly developed East Bank, a unique collaboration between world-leading universities, arts and culture institutions including Sadler's Wells, BBC and V&A.

- Parents will be pleased to learn that you have numerous great primary/secondaries nearby, as well as plenty of community-led activities for kids and teens alike.



A WORD FROM THE OWNER...

"We have loved living here for the last decade, this home is truly special to us and will always hold lots of wonderful memories from getting engaged to welcoming our first child. In the years we've spent here, we've seen the area develop into this thriving, buzzy, friendly place and we're truly sad to have to leave it, but despite doing the loft extension a couple of years ago, we find ourselves in need of more space as we prepare to welcome our second baby. We hope whoever the next owners are will love this home as much as we have."

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Reception
14'9" x 12'10"

Bedroom
9'3" x 11'7"

Kitchen
9'1" x 7'8"

Bathroom
5'8" x 4'10"



Bedroom
9'1" x 6'3"

Bedroom
12'11" x 9'5"

Utility

Ensuite
6'2" x 5'8"

Garden
27'8" x 15'8"



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