



*For memories made  
and memories to come.*

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## ALBERT ROAD, LEYTON E10

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*“A huge bay and second sash window, both with wooden plantation shutters, fill the room with light.”*

This lovely mid-century-inspired Victorian first-floor maisonette is just moments from the thriving Francis Road and within reach of an array of green parks, gardens, and marshland. Bright, airy and stylishly decorated throughout, the apartment features two bedrooms, new windows (replaced in 2019), a contemporary kitchen and bathroom, and a southwest-facing garden.

With a classic Victorian exterior of light-toned variegated brickwork and a colonnaded bay window, the house greets you with a monochrome chequered tiled

path leading to a recessed front porch. Step through the door on your right into a sunny reception hall illuminated by a tall front window.

Continue up a white-painted staircase with fitted neutral carpet to arrive on a split-level landing. On the upper level, you'll discover a fantastic front-facing open living space, where a huge bay and second sash window, both with wooden plantation shutters, fill the room with light. The current owners tell us the golden afternoon glow through the shutters casts beautiful shadows on the crisp white walls and chevron engineered timber floor. A Victorian cast-iron feature fireplace is flanked by bespoke plywood shelves in the alcoves; while a rise-and-fall pendant light and column-style radiator are further well-considered design details.

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*“In the kitchen, Shaker-style cabinets with black handles are paired with solid oak worktops and a breakfast bar.”*

Behind, the neutral carpet runs from the landing into the master bedroom, which overlooks the garden via a large awning window. The fresh white colour scheme continues here, and there's another attractive column-style radiator as well as space for a freestanding wardrobe, desk, and further storage.

Returning to the lower landing, you'll find a recently renovated bathroom with

wooden flooring and grey bevelled metro-tiled walls. There's dusky grey panelling to the vanity basin unit, loo and bath, which has an overhead rainfall shower by Victorian Plumbing; while white porcelain sanitaryware with chrome fittings and a wall-mounted mirror reflect light from the side window. A matte black heated towel rail and Crittall-style framed bath screen complete the contemporary look.

The soft grey tones continue in the kitchen, where Shaker-style cabinets with black handles are paired with solid oak worktops and a breakfast bar with overhanging factory-style pendant. Wood laminate flooring, white walls and a metro-tiled splashback laid in a

basketweave pattern lighten the scheme; while a large side window and recessed downlights create a cheerful atmosphere for cooking and entertaining. There's a deep butler-style sink and vertical radiator; and integrated appliances include a Bosh oven and gas hob with concealed overhead extractor, an Indesit fridge, Lamona dishwasher and Electrolux washing machine.

At the rear, behind a sage-green four-panelled door, lies the cosy and quiet second bedroom. Perfect for guests, a nursery or a home office, it overlooks the garden and includes a column-style radiator, carpet and a central pendant light fitting.

Beyond the kitchen, a tiled lobby connects to an external staircase leading to the 56ft garden. Southwest-facing and enclosed by low fencing, a decked area with an outdoor storage shed steps down to a lawn with adjoining gravel pathway and stepping stones. Alongside, three planters await colourful flowers and herbs; while a rear patio captures the afternoon sun and feels nicely private thanks to a mature boundary tree and contemporary slatted wooden screen panels.

*“The rear patio captures the afternoon sun and feels nicely private.”*



LIVING ROOM





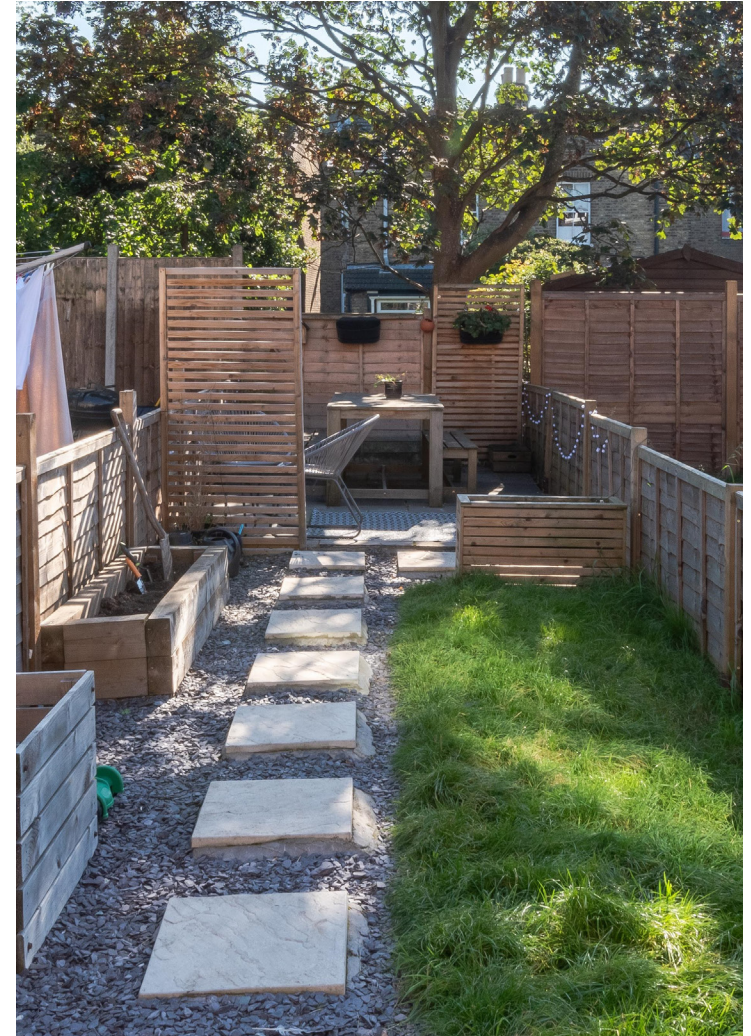
DINING AREA



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## KITCHEN





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GARDEN



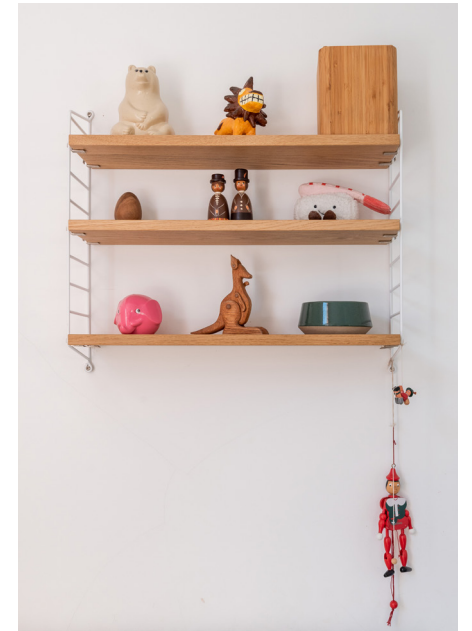


PRIMARY BEDROOM



PRIMARY BEDROOM





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## SECOND BEDROOM



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## BATHROOM



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LANDING



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ENTRANCE HALL



FRONT OF HOUSE



ALBERT ROAD, LEYTON E10

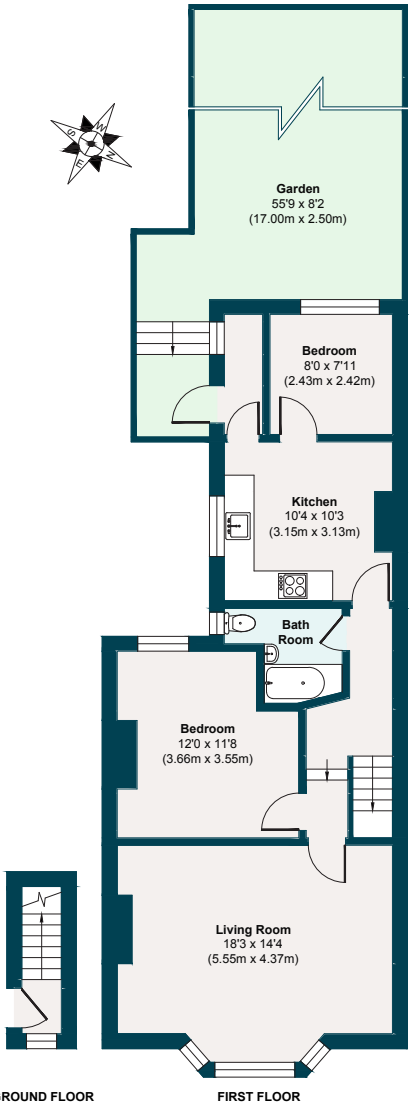
APPROXIMATE  
FLOOR AREAS

**Ground Floor**  
27 SQ. FT  
(2.50 SQ. M)

**First Floor**  
705 SQ. FT  
(65.50 SQ. M)

**Gross Internal  
Floor area**  
732 SQ. FT  
(68.00 SQ. M)

Illustration for identification  
purposes only, measurements  
are approximate, not to scale.



## THE NEIGHBOURHOOD

The welcoming and creative community surrounding Francis Road is renowned for its wide range of pubs and cafés such as Heathcote and Star, Northcote, and Yardarm, and lesser-known gems like Solvay Society, Gravity Well and Perky Blenders speciality coffee shop. Masala Indian on Leyton High Road, Yardsale Pizza in Leytonstone and Zaxx on Francis Road are always reliable for a delicious takeaway.

The current owners recommend checking out Morny – a fabulous new bakery just down the road and the many independent shops along Francis Road. There's little gems such as Phlox Books, Veneer for eco-friendly gifts and homeware and the newly opened record shop – Dreamhouse Records – which is favourite of theirs.

There are various open green spaces to explore – from Jubilee Park (with its café, outdoor gym and playground) Leyton and Hackney Marshes to the many canal paths stretching from Limehouse basin to Tottenham Hale reservoir and beyond.

Or jump on your bike and cycle to Hollow Ponds, Wanstead Flats and Epping Forest. The Olympic Park in Stratford offers lots of



Jubilee pond

lovely walks, ponds, and activities for little ones. Leyton Leisure Centre is also close by and has an excellent aqua-play area for children.

Leytonstone tube is just under a 10-minute walk and two stops from Stratford's major interchange with the DLR, Central and Jubilee Lines, along with shopping, cinema and food at Westfield and East Village. Leyton Midland and Leytonstone High Road stations are also approximately a 10-minute walk. Alternatively, plenty of buses are available along High Road Leyton, Grove Green Road, and Hainault Road, including night routes.

## A NOTE FROM THE OWNERS



*“It’s great to sit at the breakfast bar in the kitchen with the back door open in summer and listen to the sounds of the neighbourhood. There’s a brilliant community feel in this area.”*



## NOTES

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