



For memories made  
and memories to come.

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## Francis Road, Leyton E10

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- ◆ Two-bedroom maisonette
- ◆ First floor (in a Victorian house)
- ◆ Stylish dining kitchen & bathroom
- ◆ Large living room with bay window
- ◆ Recently replaced boiler
- ◆ Recently replaced column radiators
- ◆ Private, low-maintenance garden with direct access
- ◆ Nearby Francis Road urban village
- ◆ 10-minute walk to Leyton Tube

You'll find this bright, inviting, and updated Victorian maisonette in a tree-lined residential area within a few minutes' walk of Francis Road's pedestrianised centre. Filling the first floor and with a private rear garden, it feels peaceful and separate from the thriving village scene on your doorstep, while original features bring a cosy, character charm to the spacious rooms.

In the last few years, the property has received a full interior redecoration. The original doors and flooring were preserved where possible, while some windows have

been replaced, a new front door, and new radiators were installed, with new wiring and power sockets added when the kitchen and bathroom were redesigned. A new boiler was also fitted in 2023.

### STEP INSIDE

White capitals and sash window frames pop against the variegated brickwork dressing the smart frontage of the period terrace where you'll discover the maisonette. Beyond the front patio screened by a low brick wall, you'll come to a recessed porch, where a new grey-painted numbered front door leads into a private ground-floor hallway.

*“The kitchen combines pale-green shaker-style cabinets with copper handles, marble-effect worktops, and a glossy white metro-tiled splashback for an upmarket, contemporary vibe.”*

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*“Venetian blinds filter the light streaming through a large front sash window.”*

Ahead, the stairs lead up to a split-level landing. Here, off-white walls and grey-painted floorboards enhance the light, airy feel created by a high ceiling with a central pendant light. On the lower landing, there's space to hang up coats. Further along, wooden flooring runs across a spot-lit dining kitchen that pulls in natural light from windows on two sides and a glazed rear door leading to a porch area with stairs descending to the private garden.

Fitted by Howdens in 2020, the kitchen combines pale-green shaker-style cabinets with copper handles, marble-effect worktops, and a glossy white

metro-tiled splashback for an upmarket, contemporary vibe coordinating with the stylish flat-panelled radiator warming the space. A central pendant further illuminates the dining area, while integrated appliances and features include a copper tap to the white butler sink, a Samsung spilt oven with a Bosch gas hob and extractor hood, and a Bosch fridge and dishwasher.

Just off the kitchen, glossy white metro wall tiles and marble-effect floor tiles form the backdrop in the spot-lit bathroom. Warmed by a chrome heated towel rail, it's been finished to a high standard and features a double-ended deep bath with a glass screen protecting a large rainfall shower head and rainfall handheld attachment. A modern vanity basin unit with a mirror above and a toilet with a concealed cistern complete the suite.

Continue onto the upper landing to discover the primary double bedroom painted in cooling off-white and a dreamy pale blue brightened by a tall rear window and a central pendant. Meanwhile, a grey carpet and traditional-style column radiator add warmth and comfort.

You'll pass a useful storage cupboard on your way to the second bedroom, ideal for a single bed or home office decorated in soft green wall tones offsetting the grey-painted original floorboards underfoot.

Venetian blinds filter the light streaming through a large front sash window, with matching blinds fitted to the huge box bay window in the adjoining living room. In here, contemporary off-white walls meet a high, elegantly coved ceiling and grey-painted floorboards, which echo the column radiator and an original cast-iron

fireplace with decorative inserts and a mustard-tiled hearth. In addition, chunky alcove shelving painted to match the walls and mantelpiece flank the chimney breast, with a cupboard on one side and a high shelf above the bold blue accent wall opposite.

## OUTDOORS

Stairs at the back of the maisonette lead to a low-maintenance garden split between a decked patio and an artificial grass lawn. Iron hanging basket hooks adorn the tall enclosing wooden fencing, offering more opportunity to bring colour and texture into the space.

*“Iron hanging basket hooks adorn the tall enclosing wooden fencing.”*

Dining kitchen







Dining kitchen







Bathroom







Primary bedroom





## Living room







Living room





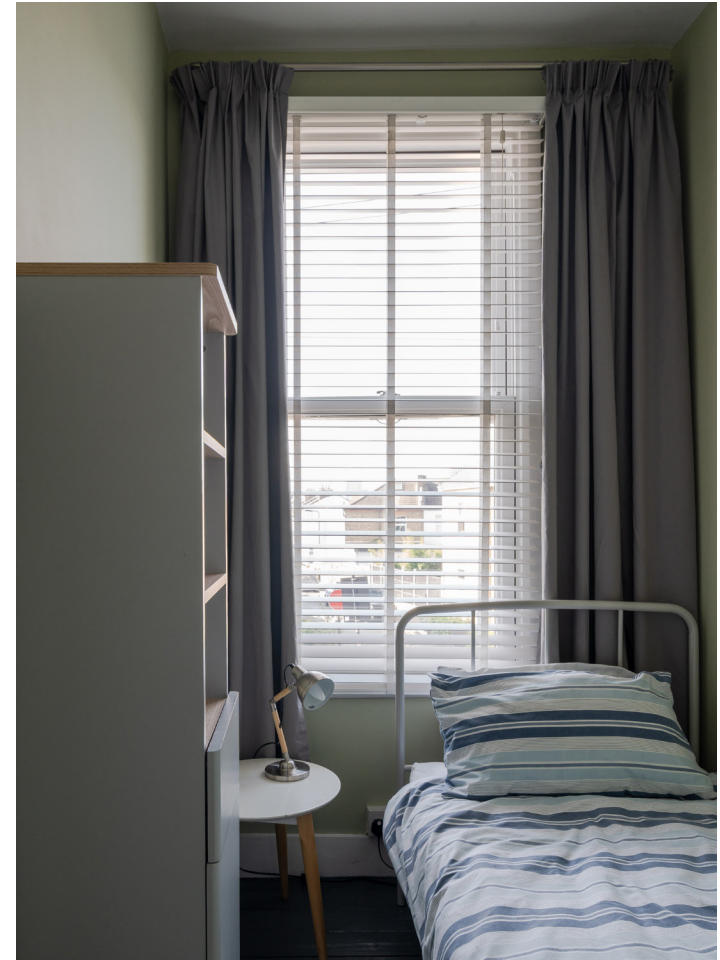
Landing



Second bedroom



Second bedroom





## Garden





Front of house



Francis Road, Leyton E10

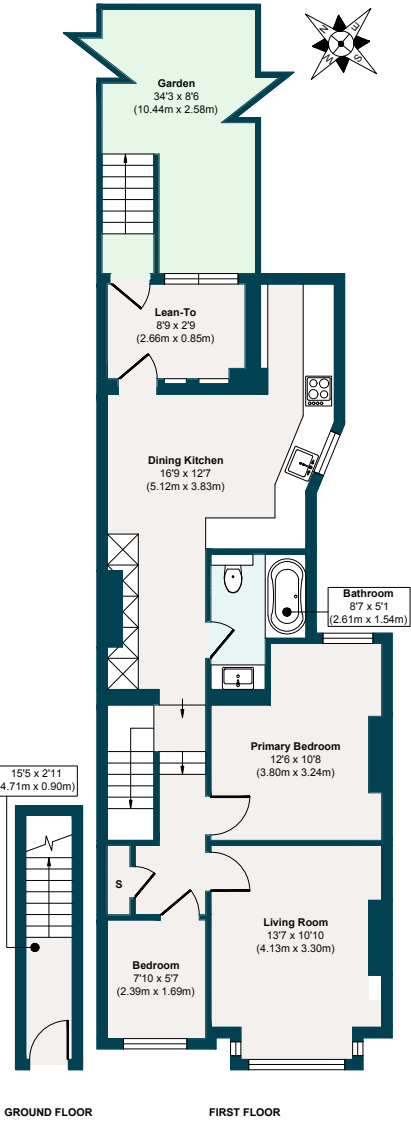
APPROXIMATE  
FLOOR AREAS

**Ground Floor**  
45 SQ. FT  
(4.23 SQ. M)

**First Floor**  
747 SQ. FT  
(69.47 SQ. M)

**Gross Internal  
Floor area**  
792 SQ. FT  
(73.70 SQ. M)

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





## The neighbourhood



### GETTING AROUND

The Overground at Leyton Midland Road is a 16-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at Leyton is around 10 minutes' walk, making light work of getting to the City, West End, Canary Wharf and South Bank; Stratford is just one stop away.

### IN THE NEIGHBOURHOOD

Francis Road is one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local

businesses. Firm favourites include Yardarm wine bar, Phlox bookstore, Dreamhouse Records, Edie Rose florist, Marmelo Kitchen, and Pause yoga studio.

Our local sellers particularly recommend the Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Yardarm wine bar. Also nearby are the Heathcote & Star pub and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County Cricket Ground with its wonderful

Edwardian pavilion, while Coronation Gardens is a 10-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within around 30 minutes' walk (or a short cycle ride).

You can reach Stratford by foot, with Hackney Marshes and Queen Elizabeth Olympics Park with the Lea Valley Hockey and Tennis Centre, VeloPark and London Aquatics easily accessible along with Westfield shopping centre. The

development around the park is on the rise, with the new East Bank cultural hub soon to include world-class experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

### SCHOOLS

Popular and well-performing schools with an Ofsted rating of 'Good' or above include two local primaries, Dawlish (10 minutes' walk) and Newport (four minutes), and Norlington Secondary & 6th Form for Boys (11 minutes).



## A note from the owners

*“I love how the sun streams through the bay window in the afternoon, and the dining kitchen is so nice to sit in in the morning. The neighbourhood is thriving, and there are great places to eat nearby.”*





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