

For memories made
and memories to come.

Albert Road, Leyton E10

- ◆ Ground-floor Victorian maisonette
- ◆ Two bedrooms
- ◆ Southwest-facing 52-foot garden
- ◆ Dining kitchen
- ◆ Fresh neutral décor
- ◆ Engineered wood flooring
- ◆ Close to Francis Road
- ◆ Walkable to Tube & Overground

Set on a quiet residential street in the highly sought-after Abrahams Estate, this lovely Victorian ground-floor maisonette is just moments from the thriving Francis Road and within easy reach of excellent transport links and green parks, gardens, and marshland.

With high ceilings and fresh decor, the bright and airy apartment is one of around 500 well-designed properties created by the renowned local developer J. G. Abraham in the late 1800s. It features two bedrooms, a living room, a dining kitchen, and a sunny southwest-facing garden.

The house greets you with a classic Victorian London Stock brickwork exterior and a colonnaded bay window, set behind a

low, privet-hedge-topped wall. A traditional terracotta and black checkered tiled path leads past a shingled front garden to a recessed porch. The smart front door features stained glass details and a numbered transom.

STEP INSIDE

Step through into the airy hallway, where high coved ceilings, white walls, and beautiful, warm-toned engineered wood flooring begin and repeat throughout.

To your right is the living room, bathed in light from a tall bay with uPVC windows. Bespoke floating alcove shelves frame the chimney breast, and there's also a radiator and pendant fitting.

Beyond, you'll discover the primary bedroom overlooking the side return courtyard – a quiet, calm and relaxing space

“High coved ceilings, white walls and beautiful warm-toned engineered wood flooring feature throughout.”



with dove grey and white painted walls. A large window with wooden Venetian blinds makes the most of the morning sun, and you'll also find a radiator, pendant light, and plenty of space for storage.

Continue along the hallway, stepping down past a useful coat and storage cupboard, to reach the bathroom. Here, limestone-effect porcelain tiles to the walls and floor are brightened by a tall frosted casement window. There's a Hansgrohe rainfall shower with a sliding glass screen, as well as a wall-hung basin with a chrome Hansgrohe mixer tap, a close-coupled toilet, and a chrome heated towel rail.

The bright and spacious dining kitchen lies towards the rear. Lit by both a side-facing window and a glazed door to the garden, the white gloss-fronted cabinets with satin chrome bar handles pair with a solid oak worktop and a white-tiled splashback. Integrated appliances include a washer dryer, an oven and an AEG four-ring gas hob with a steel overhead extractor. There's also space for a freestanding fridge-freezer and the boiler is discreetly housed here. An undermounted sink with chrome mixer tap sits beneath the window,

while a radiator warms the dining area.

The sunny second double bedroom has enough space for a home office and features white-painted walls, a radiator, a pendant fitting, and a rear-facing window fitted with a bespoke roller blind.

OUTDOORS

Outside, the rear southwest-facing garden extends 52-foot. Enclosed by charcoal-painted timber fencing, it's thoughtfully landscaped with distinct areas that maximise the sunshine throughout the day.

From the shingled side return, walk past a useful brick storage shed to reach a long sun deck, perfect for entertaining. Then, step down to a well-kept grassy lawn, before arriving at a second shingled area with a bench to the rear. Plants include climbing jasmine, euonymus, ceanothus and a lovely red-tipped photinia.

“White gloss-fronted cabinets with satin chrome bar handles pair with a solid oak worktop and a white-tiled splashback.”

Living room





Living room



Primary bedroom



Hallway



Shower room



Kitchen



Kitchen



Second bedroom



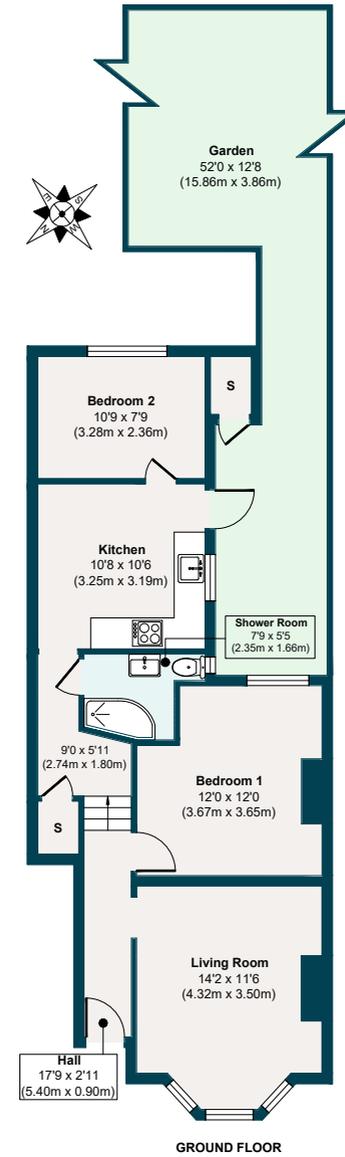
Garden



Frontage



Albert Road, Leyton E10



**APPROXIMATE
FLOOR AREA**

Ground Floor
631 SQ. FT
(58.71 SQ. M)

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

The neighbourhood

GETTING AROUND

The Tube at Leyton or Leytonstone – both are under 15 minutes' walk. Alternatively, the Overground at Leyton Midland Road is around a 13-minute stroll and has a swift change to the Victoria line at Blackhorse Road, making light work of getting to the City, West End, Canary Wharf and South Bank. Just two stops away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

IN THE NEIGHBOURHOOD

Just moments from Francis Road, Albert Road is situated in one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local businesses. Firm favourites include Marmelo Kitchen for coffee, delicatessen treats and pastries, Yardarm for wine, Phlox bookstore, Dreamhouse Records, Edie Rose florist, and Pause yoga studio. Nearby are the Filly Brook craft beer hall, the Heathcote & Star pub, Gravity Well Taproom brewery and bar, and Coach & Horses, which also serves a fantastic roast.

Ten minutes around the corner is Leyton County Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is around a 12-minute walk. The



location is perfectly placed to enjoy the beautiful green spaces of Wanstead Flats and Hollow Pond – both within around 30 minutes' walk (or a short cycle ride), with Epping Forest stretching beyond.

You can reach Stratford by foot, with Hackney Marshes and Queen Elizabeth Olympic 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 opening up world-class cultural 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, Newport (four minutes' walk) and Dawlish (seven minutes), and Norlington Secondary & 6th Form for Boys (five minutes). Local nurseries include N. Family Club and Smilers.

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Phone: 020 3441 3084
Email: lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Phone: 020 7242 8966
Email: jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Phone: 020 3649 0550
Email: lscullion@barrettslaw.co.uk

SURVEYORS

Contact: Yassar Hussain
Title: BSc MRPSA – RICS Registered Valuer & Building Surveyor
Company: Crown Survey & Valuation
Phone: 020 4522 8366
Email: yassar@crownsurveyors.co.uk

Contact: Ronnie Campbell
Title: BSc MRICS – Managing Director
Company: London Building Surveyors
Phone: 020 8257 5766
Email: ronnie@londonbuildingsurveyors.com

EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544