



Francis Road, E10
London

£500,000
EELEVEN^{EST}
2016

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London

Tenure: Leasehold

- Ground-floor Victorian Abraham maisonette
- Two good-sized bedrooms
- South-facing living room
- Recently replaced kitchen
- Stylish period-inspired bathroom
- Private rear garden with storage room
- Moments from shops & eateries
- 15-minute walk to Tube & Overground



Moments from the eclectic delights of Francis Road's pedestrianised hub and an Ofsted 'Outstanding' primary school lies this charming two-bedroom Abraham maisonette set on the ground floor. It's nestled within a residential section of the street filled with terraced period homes and permit parking, offering a peaceful contrast to the cafés, eateries, and shops just up the road.





‘A broad south-facing bay window with bespoke neutral blinds creates a lovely spot to relax and read.’

INSIDE – COSY AND CALM

Upon arrival, a traditional brick exterior with a classic bay window and hedge-screened front patio invites you into the arched recessed entrance. Here, your private front door leads into a light-filled living room. The insulated hardwood oak flooring flows throughout (except the bathroom) for a stylish, contemporary feel that respects the home's heritage.

To the front, a broad south-facing bay window with bespoke neutral blinds creates a lovely spot to relax and read. Storage alcoves flank an ornate black mantelpiece framing a cast-iron fireplace that pops against the Farrow & Ball 'School House White' walls and coved ceiling.





Entering into the hallway, you'll find the primary bedroom to the right. Painted in Lick 'Beige #03' for a laid-back vibe, it features dual full-height built-in shaker-style wardrobes, while a sash window with a bespoke blind overlooks the garden beyond.

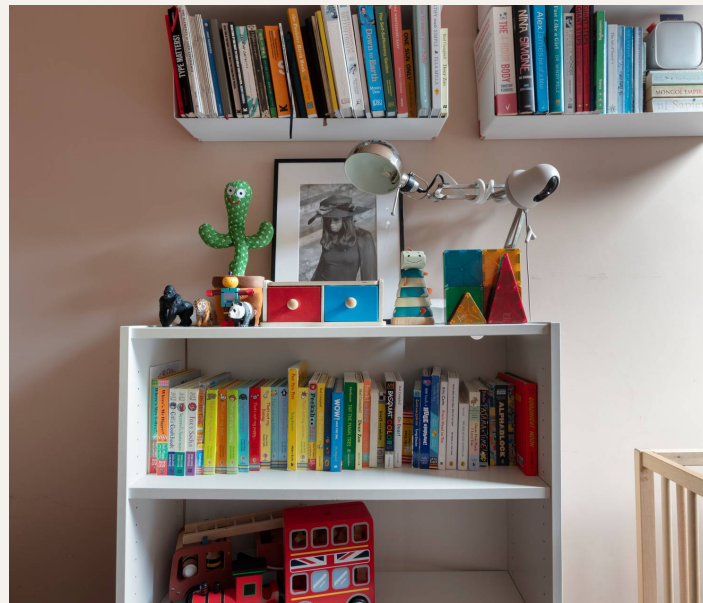
Step down from the hallway to discover the kitchen. Refitted in 2025 with IKEA's Nickebo range, its clean tonal matt design pairs with a Claybrook 'Bungalow' tiled splashback and warm 'Farrow's Cream' paintwork by Farrow & Ball. Appliances include a DeLonghi range cooker in stainless steel to match the sink, a Whirlpool dishwasher, and space for a large fridge-freezer. Linear spotlights and a vertical column radiator provide light and warmth, while a large side window illuminates the breakfast area.

At the back of the property, bedroom two has been decorated in Farrow & Ball's soft 'Setting Plaster' and blue woodwork framing a double-glazed rear window dressed with a bespoke roller blind.



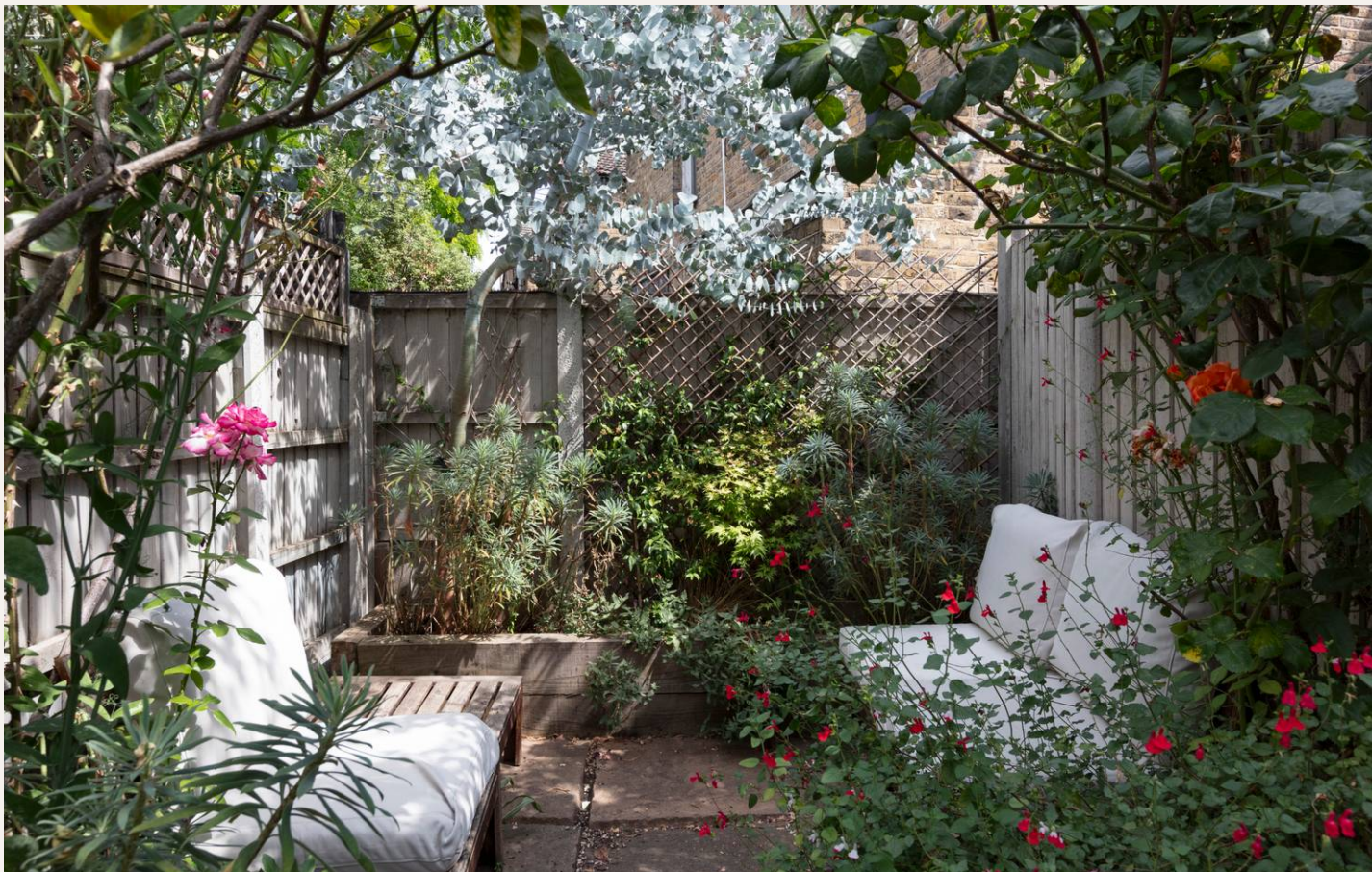


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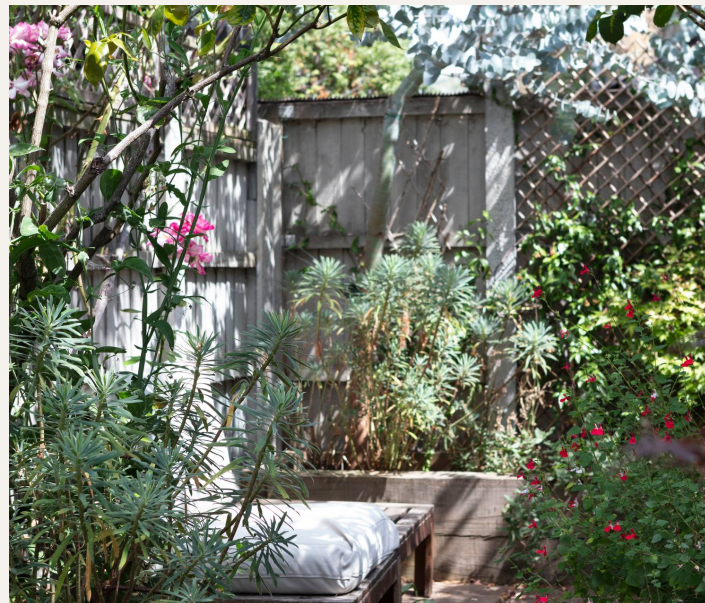
You'll also find a beautifully finished bathroom, where a Victorian-style roll-top bath with mounted Burlington tapware takes centre stage. Protected by a glass screen, it is finished with an in-keeping rainfall shower head and handheld attachment. Zellige white gloss ceramic wall tiles by Mandarin Stone and green Equipe floor tiles complement the Farrow & Ball 'Joa's White' walls, giving the space a modern edge. Burlington tapware also adorns a traditional-style wall-mounted basin. Above the cistern-concealed loo, alcove shelving provides extra storage, while a frosted double-glazed window ensures privacy.





OUTSIDE – A PEACEFUL OASIS

Stepping into the garden, follow a side return perfect for potted herbs to a stone-paved courtyard stuffed with Euphorbias, Eucalyptus, and mature roses in railway sleeper planters. To the rear, you'll discover a secret seating area – an inviting hideaway for enjoying the morning sunshine – while the high fence panels and trellising grant a real sense of seclusion. The garden also benefits from an outdoor storage room.





A NOTE FROM THE OWNERS

‘Living on a pedestrianised street where you can walk to a wine bar or grab a decent coffee is priceless.’

‘We love walking around the neighbourhood with an ice cream from Chunk Provisions and then stopping off at Dreamhouse records for a drink on the sun.’

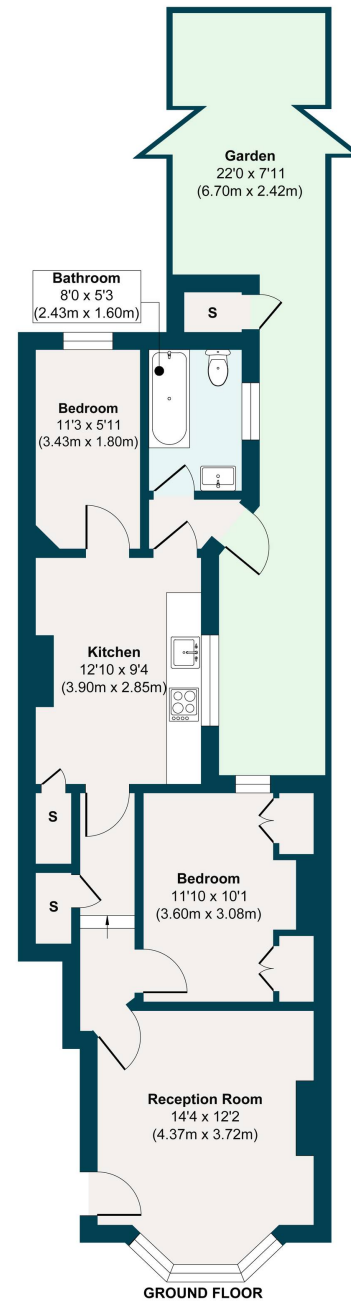
‘There’s a great community spirit around Francis Road and we have absolutely loved living here. It was our first home and where we started our family and we leave with amazing memories.’

GETTING AROUND

The Overground at Leyton Midland Road is a 13-minute stroll away and has a swift change to the Victoria line at Blackhorse Road. The Tube at Leyton is around a 15-minute walk, making light work of getting to the City, West End, Canary Wharf, and South Bank, while Stratford is just one stop away.



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Approx. Gross Internal Floor Area 602 sq. ft / 55.90 sq. m

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

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 and Gravity Well Taproom brewery and bar. Also nearby are the Heathcote & Star pub and Coach & Horses, which serve a fantastic Sunday roast. The current owners also love the Birkbeck Tavern for its local energy and homely vibe.

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 Wanstead Flats and Hollow Ponds – all within around 30 minutes' walk or a short cycle ride.

You can reach Stratford on foot, with Hackney Marshes, the Queen Elizabeth Olympic Park, 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 home to world-class experiences, including Sadler's Wells East theatre, the BBC, UAL's London College of Fashion and the V&A East Museum.

SCHOOLS

Only a minute down the road, Newport Primary is Ofsted-rated 'Outstanding'. Norlington Secondary & 6th Form for Boys (8 minutes) and Connaught School for Girls (14 minutes) are also well-regarded.



Eeleven

45 High Street, Wanstead - E11 2AA

020 8539 9544 • hello@eeleven.co.uk • www.eeleven.co.uk

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