

Bedroom
5'10" x 10'1"

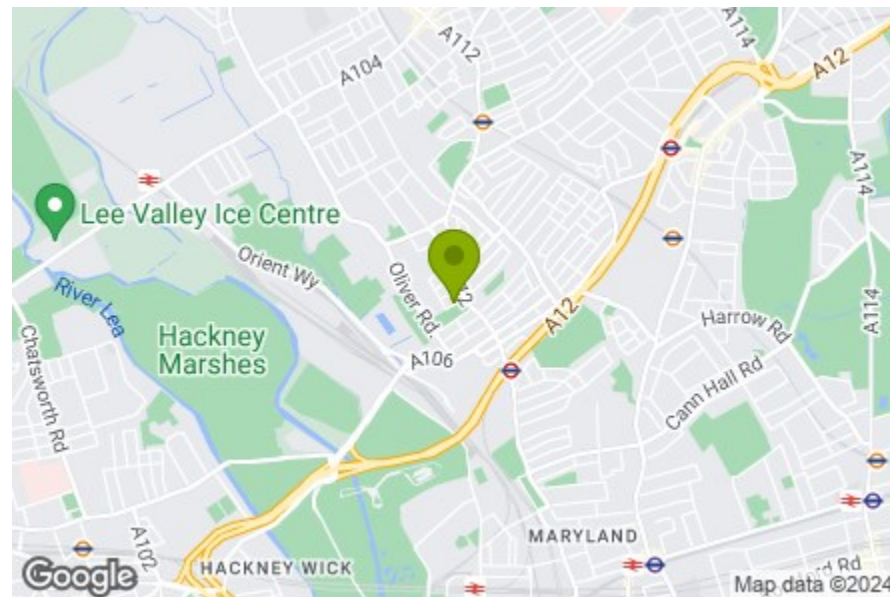
Bedroom
10'1" x 12'8"

Reception Room
9'10" x 14'6"

Kitchen
7'11" x 10'9"

Bathroom
6'3" x 8'8"

Total Area: 54.1 m² ... 582 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			



BUCKINGHAM ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom First Floor Flat
- Victorian Maisonette
- Beautifully Presented
- Luxury Bathroom
- Modern Fitted Kitchen
- Overlooking Coronation Gardens Park

This thoughtfully restored two-bedroom period maisonette has lovely features throughout and a fantastic location near the urban buzz of Francis Road, but still in a peaceful spot with plenty of greenery nearby - including Coronation Park, which the apartment overlooks.

You'll love the stylish decor and immaculate fittings found in the kitchen and bathroom, and if you need to head out, you'll be pleased to find Leyton tube around seven minutes away on foot, so you can easily nip into central London, while Stratford is an even shorter hop away.

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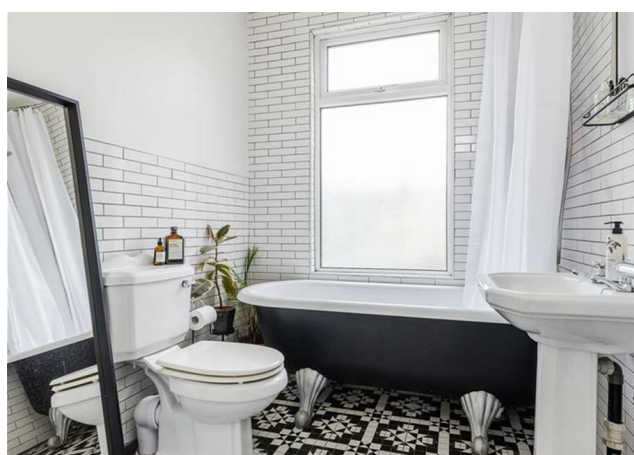
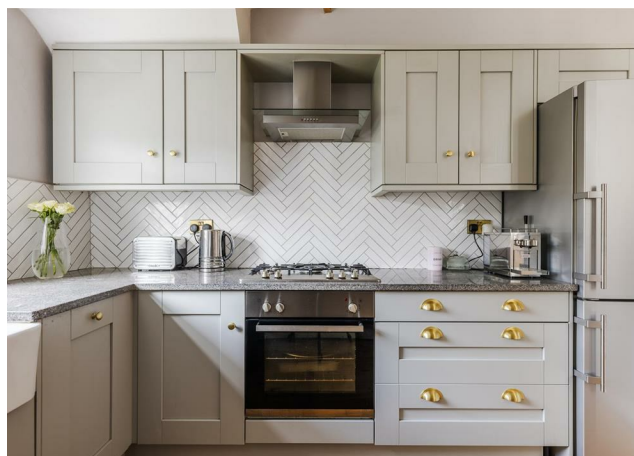
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IF YOU LIVED HERE...

Behind all that charming Victorian brickwork, you'll find 582 square feet of lovingly restored space, with a timeless style that will last for many years to come.

The reception room has immaculate decor with original wooden floorboards, while the stylish kitchen benefits from having its own self-contained space without losing the benefit of an open plan environment. The shaker-style units are charming, as is the butler basin, and you'll really appreciate the herringbone patterned tiling.

You'll find a similar theme in the bathroom, which is traditional in style, with features such as the glossy metro brick tiles, gorgeous roll top tub and monochrome flooring, but still contemporary in convenience.

As for the bedrooms, they're both as pristine as the rest of the home. The larger of the two is truly striking, with a deep, moody colour scheme that sets off the beautiful fire surround, and bespoke in-built storage. Touches such as the column radiators add further appeal, and can also be found in the smaller bedroom.

About ten minutes north-east of your home, 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 dell Yardarm

to independent book shop Phlox.

Walk 15 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company. Even closer to home - in fact, right on your doorstep, you'll find Coronation Park with its picturesque bandstand and landscaped maze

WHAT ELSE?

- Leyton tube station is around seven minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in ten minutes for the Elizabeth line and more.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore just eight minutes away on foot.

- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient. The 'O's' encourage people of all ages to come along to the Breyer Group Stadium to take in the sights and sounds of a game.



A WORD FROM THE OWNER...

"We have loved living in our first home on Buckingham Road for the past five years. The open plan kitchen and living space was hard to find when we were looking for our period property. It's the perfect social space to cook, eat and relax. This location overlooking Coronation Gardens is peaceful and quiet whilst also being convenient to the station and Francis Road. It's also rare to have your bedroom overlooking a beautiful green space in London which we enjoy using as our 'garden' on sunny days! We have really enjoyed the community feel in Leyton and we will miss our locals the Coach & Horses pub and Deeney's for the perfect coffee and toasties."

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