

*For memories made
and memories to come.*

MURCHISON ROAD, LEYTON E10

As the subject of an extremely high-quality renovation, the apartment showcases several stunning period features underpinned by intelligent design choices.

This spacious two-bedroom apartment is an outstanding example of Leyton's sought-after purpose-built Victorian maisonettes. Built around 1895, these elegant homes, each with private garden and own front door, were conceived by local developer J G Abraham and Company with every detail thoughtfully considered to enrich the lives of the people who lived here. The location is just off Francis Road in the heart of Leyton Village, with excellent cafes, restaurants, shops and a real sense of community.

As the subject of an extremely high-quality renovation, the apartment showcases several stunning period features underpinned by intelligent design choices. Here, it's all about the details: from a roll-top bath, black power sockets and gorgeous iron radiators, to stripped wooden floors

that give a light, bright Scandinavian feel. A handsome bay window in the living room allows light to flood in via the newly double-glazed sash windows, but the focal point is a gorgeous Victorian cast iron fireplace, complemented by Moorish floor tiles.

To make the most of the space, the kitchen has been cleverly relocated to the centre of the apartment and features sophisticated navy-blue cabinetry with brass handles. White quartz worktops aide the feeling of light; integrated appliances ensure elegant, clean lines, and a five-burner range is perfect for anyone who loves to cook.

The primary bedroom is a large double, and there's also a smaller bedroom: each has double-glazed sash windows with a view of the garden. The thoughtful and efficient use of space continues in the bathroom, where the modern traditional aesthetic includes a roll-top bath, chequerboard floor tiles and white metro wall tiles reflecting lots of light.

Outside, the 35ft rear garden faces southeast and has timber fencing on all sides. It's now ready for someone to create their perfect outdoor space.



LIVING ROOM



BREAKFAST KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



GARDEN



HALLWAY & FINISHINGS



FRONT OF HOUSE

THE NEIGHBOURHOOD

This end of Murchison Road is just a twelve-minute walk from Leytonstone tube on the Central Line, while the Overground at Leyton Midland Road is only nine minutes away. For journeys further afield, Stratford International and Walthamstow Central are within easy reach. There's a range of good schools and academies nearby, with Newport Primary rated outstanding by Ofsted.

Francis Road is at the end of the street and offers a wonderful collection of delis, coffee spots, and independent shops. Try Yardarm for bread and wine, Marmelo for delicious dining, Venner for gifts, and Flox for books. There's a vibrant local community with several excellent pubs including the Leyton Technical and Heathcote & Star, along with the recently-opened Filly Brook and Solvay Society Taproom.

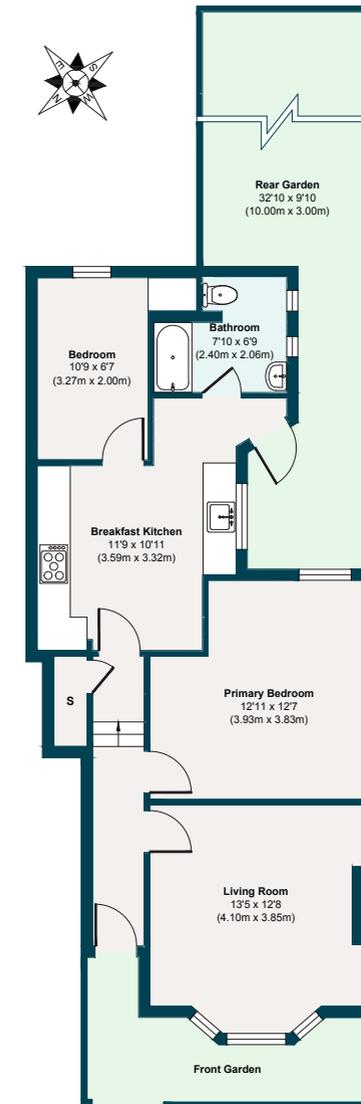
The location is also perfectly placed to enjoy the green spaces of the Olympic Park, Hackney Wick, Wanstead Flats – where you can get fabulous Sunday roasts at The Holly Tree pub– and even Walthamstow Wetlands.

MURCHISON ROAD, LEYTON E10

APPROXIMATE FLOOR AREA

661 sq. ft
(61.50 sq. m)

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



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