

THE MODERN HOUSE



London E10
£1,100,000 Freehold

Francis Road II

This wonderful live-work presents a rare opportunity to acquire a spacious residential home and commercial shop-front on the sought-after Francis Road in Leyton. Four double bedrooms unfold across three floors within the maisonette, which has been carefully extended in recent years to create a set of expansive living spaces bathed in natural light. A simple material palette defines the spaces, and a wonderful patio garden lies at the rear.

The Tour

The entrance to the house is set to the side of the building via a gated side return, accessible at street level. The front door opens onto a lobby area with plenty of space for coats and shoes. An open-plan kitchen, dining and living room is adjacent, beautifully lit by the floor-to-ceiling glazed doors, which extend the entire breadth of the room: these unfold to reveal a luscious patio garden. Stark white Corian worksurfaces and richly treated Plykea cabinetry contrast wonderfully with the muted grey walls behind. Oak floorboards flow throughout this room.

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There are three spacious double bedrooms and a family bathroom on the first floor. The palette is predominantly neutral: white-washed walls chime harmoniously with pared-back floorboards and newly laid carpet, creating a sense of calm across the spaces. The largest bedroom sits at the front of the plan, currently configured as a second living space. Here, three sash windows bathe the room in natural light and frame views of Francis Road. The bathroom, paved with Bert and May monochrome floor tiles, doubles as a useful utility room.

The current owners have carefully extended into the loft to create a further double bedroom, which has been painted a teal shade. Bert and May tiles continue in the en suite, which has a large overhead rose shower. There is also a smart walk-in wardrobe and further storage within the eaves.

The commercial space is accessed via Francis Road, where an unassuming shop front is painted an arresting dark grey. This leads to a wonderfully open space that would suit multiple configurations and is currently being used as a shop. A monochrome palette prevails with striking accents of sage green; the wood panelling creates a smart textured backdrop. The brass counter is bespoke and has been sensitively designed to reflect the room's aesthetic. There is also a WC, predominantly executed in white subway tiles.

Outdoor Space

A thoughtfully planted garden lies at the rear of the home. A broad variety of perennial plants and bushes burst from the borders while swathes of leafy climbers, such as wisteria, drape over the neat fence, which encloses the space. A beautifully tiled mosaic circle lies to one side, creating a striking focal point. The garden is south-facing, meaning it receives sunlight throughout the day.

The Area

The pedestrianised Francis Road is one of the most popular areas in Leyton, with a variety of independent cafés, bars, shops and restaurants, including Yardarm, Marmelo Kitchen, Phlox Books, Edie Rose, Pause, and Dreamhouse Records. It is also well-positioned for access to the green spaces and facilities of Queen Elizabeth Olympic Park, as well as Epping Forest and Walthamstow Wetlands Centre, Hackney Marshes and the Lea River.

The nearby East Bank has recently opened in the Olympic Park, which will be home to the V&A East (due to open in 2025). There will also be a new Sadlers Wells, BBC Music performance venue, and the London School of Fashion.

There are excellent schools in the area, including Newport Primary School just a few minutes away.

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Francis Road is excellently connected, with Leyton Station just 10 minutes away on foot (Central Line) where quick connections to Stratford can be made to access Elizabeth Line services. Stratford International also runs express train services all over the UK, taking passengers to the south coast in under an hour. There are plenty of direct bus services into Hackney and central London.

Council Tax Band: C



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.