Alexandra Road, London, E10

BUTLER & STAG

**Price Guide £450,000 - £475,000**
**Conveniently located in the heart of Leyton, this smartly presented ground floor two-bedroom Victorian conversion offers a rare blend of functionality, space, and outdoor living. Set within a charming period property, the home boasts two private courtyard gardens and a full-width basement, providing flexible additional space ideal for storage, a home office, or creative use.**

# Leasehold

- Ground Floor Victorian Conversion (Garden Flat)
- Full Width Basement (Possibility To Extend - STPP)
- Stylish Bathroom
- Two Bedrooms
- Two Court Yards/Gardens
- 603 Sq/Ft Internal Living Space / 362 Sq/Ft Basement Area

The interiors are tastefully finished, featuring a bright reception area, a modern fitted kitchen, and two well-proportioned bedrooms. High ceilings and original features add to the charm, while the dual courtyard access enhances indoor-outdoor living.

Situated just a short walk from Leyton Tube Station and close to local shops, cafés, and green spaces, this home offers convenience, character, and potential in equal measure—perfect for first-time buyers or downsizers alike.

# Alexandra Road

Approx. Gross Internal 89.7 Area Sq M ( 966 Sq Ft )

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk