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**P** Permit holders only **GGW**  
Mon - Fri  
8 am - 6.30 pm

Buckland Road, E10 6QS  
London

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# Buckland Road, E10 6QS

Nestled on Buckland Road in the vibrant Leyton, this charming house offers a unique opportunity for those looking to create their dream home. With a generous size of 883 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The two double bedrooms provide ample space for relaxation and rest, making this home ideal for couples or small families.

Built in 1900, this house carries a sense of history and character, waiting for the right owner to breathe new life into it. While the property is in need of modernisation and repair, it presents a blank canvas for creative minds to transform it into a contemporary haven. The potential for improvement is vast, allowing you to tailor the space to your personal taste and lifestyle.

Conveniently located within walking distance to Leyton tube station, commuting to central London and beyond is a breeze, making this property an excellent choice for professionals and city dwellers alike. Additionally, being chain free simplifies the buying process, allowing for a smoother transition into your new home.

This property is not just a house; it is an opportunity to invest in a piece of London with the potential for significant personalisation. If you are looking for a project that combines location, space, and character, this house on Buckland Road could be the perfect fit for you.

Offers In Excess Of £500,000



- Chain Free
- Two Reception Rooms
- Potential To Extend STPP

- Two Double Bedrooms
- 5 Minutes From Leyton Tube
- In need of modernisation and repair

**Hallway 2'5" x 14'9" (0.74 x 4.50)**

Under stairs cupboard, laminate flooring.

**Reception One 9'7" x 11'5" (2.93 x 3.50)**

Double Glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring, phone and TV aerial point, power points.

**Reception Two 9'2" x 11'3" (2.81 x 3.43)**

Textured ceiling, double radiator, laminate flooring, power points and double glazed door leading to garden.

**Kitchen 6'10" x 7'2" (2.10 x 2.20)**

Double glazed window to rear aspect, Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling and power points.

**First Floor Landing 2'6" x 12'0" (0.77 x 3.66)**

Carpeted flooring.

**First Floor Bathroom 7'3" x 9'1" (2.23 x 2.77)**

Double glazed window to rear aspect,, textured flooring, part tiled walls, Lino flooring, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

**Bedroom One 11'2" x 11'5" (3.41 x 3.49)**

Double glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring, build in wardrobe and power points.

**Bedroom Two 8'0" x 9'3" (2.46 x 2.82)**

Double glazed window to rear aspect,, double radiator, carpeted flooring and power points.







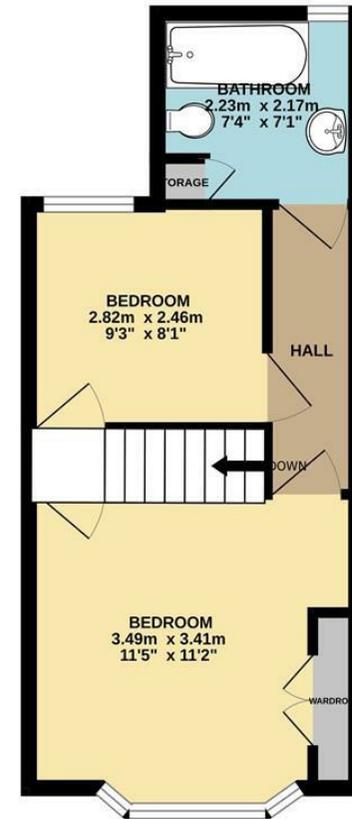
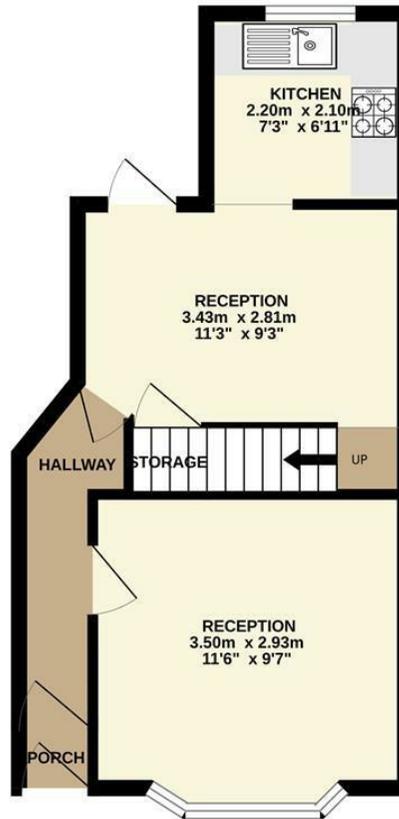
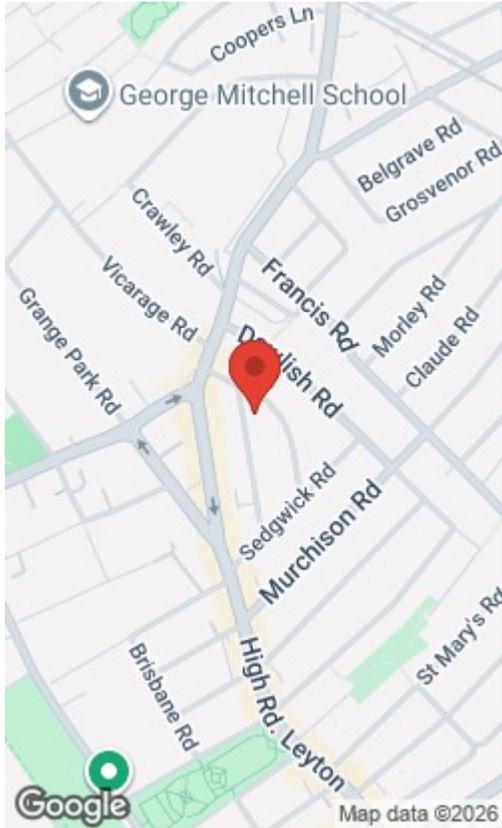


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	58

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
34.0 sq.m. (366 sq.ft.) approx.

1ST FLOOR  
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 66.0 sq.m. (710 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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