



Reception Room
11'5" x 13'1"

Living area
9'8" x 10'7"

Kitchen
9'7" x 16'0"

Bathroom
5'11" x 10'4"

Bathroom
6'6" x 4'7"

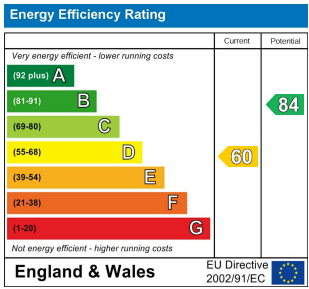
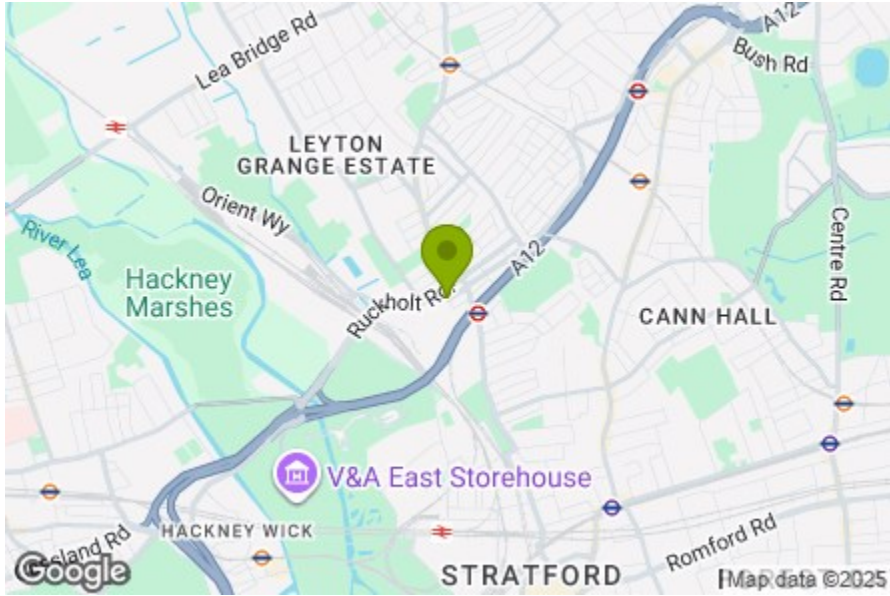
Bedroom
14'11" x 12'6"

Bedroom
9'6" x 10'11"

Bedroom
12'1" x 9'3"

Garden
36'1" x 18'4"

Cellar
6'4" x 18'11"



YORK ROAD, LEYTON

Offers In Excess Of £775,000 Freehold

3 Bed House - End Terrace

Features:

- Victorian Style
- End of Terrace Family Home
- Three Bedrooms
- Many Original Features
- Beautifully Presented
- Two Receptions
- Close to Leyton Station
- Chain Free

Set in the heart of Leyton, this three-bedroom, two bathroom Victorian end-of-terrace home has been thoughtfully designed throughout. Highlights include the spacious kitchen/diner, bright double-reception, cellar, landscaped garden, plus all the gorgeous period details found throughout.

You're just a short walk from all the Olympic legacy attractions at Queen Elizabeth Olympic Park, and Leyton tube station is only moments away, giving you quick links into the city. It's easy to see why this part of London has become such a popular place to live. This home is on the market chain-free, too.

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IF YOU LIVED HERE...

Step inside and you'll find Victorian charm mixed with modern design across two well-planned floors, plus the bonus of a handy cellar.

The spacious front reception is full of character, with bay windows, a column radiator, original flooring, and a cosy fireplace with an inky hearth. Just next door, the second reception comes with double doors, so you can throw the spaces open to create a bright, social hub, or keep them separate when you want a quieter corner.

At the rear, the kitchen/diner is a real highlight, with a butler sink, metro brick tiling, shaker-style units, and a double oven. There's room to dine, plus a central island for casual meals. Also on this floor, you've got a well-designed bathroom with floor-to-ceiling tiling and an over-tub shower.

Upstairs, you'll find three stylish bedrooms, all with spotless decor and lovely original features. The bathroom here is just as smart as the one below.

Finally, step outside into your secluded rear garden, where a generous lawn is surrounded by mature foliage. The front garden is just as charming, adding to the home's welcoming feel.

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, you'll also discover East Bank, a unique collaboration between world-leading universities and arts and culture institutions, including Sadler's Wells, BBC and the V&A. A few blocks north, you'll find Coronation Park with its picturesque bandstand and landscaped maze. Grab a coffee from Italian deli Figo and settle in for some people-watching.

Head ten minutes north-west and you'll come across the part-pedestrianised Francis Road, now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent bookshop Phlox, to local favourite Dreamhouse Records.

WHAT ELSE?

- Leyton tube station is around three minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in 10 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 four minutes away on foot.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to the stadium to take in the sights and sounds of a game.



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW
E17 BRANCH MANAGER

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