



## Belgrave Road, Leyton, London, E10

Offers In Excess Of £795,000

Freehold

FOR SALE

1 1 3

- 3 bedroom period terraced house
- Gas central heating
- Ground floor WC
- Kitchen/diner with utility area
- Leyton Midland Road overground station: 0.1 mile
- Leytonstone Tube station: 0.6 mile
- EPC rating: D (65) & Council tax band: D
- Rear garden: approx 41'5 x 18'1
- On street permit parking
- Internal: 962 sq ft (89 sq m)

This exceptional, refurbished three-bedroom period terraced house has been thoughtfully updated to offer a harmonious blend of classic charm and contemporary comfort.

The spacious reception room, featuring a bay window and thoughtfully reinstalled plaster ceiling roses, along with the rest of the ground-floor pendant lights, adds a touch of period elegance. The heart of the home is undoubtedly the spacious kitchen/diner, a chic, minimalist space complete with microcement worktops and a dedicated utility area. A convenient ground-floor WC adds to the practicality of the layout. The ground floor features elegant engineered wood flooring, laid over an underfloor heating system that extends throughout the entire property. New double-glazed sash windows throughout the home ensure each room is bathed in an abundance of natural light.

As you ascend to the upper floor, restored original floorboards add character and warmth to every bedroom. Notably, the primary bedroom is remarkably spacious, complete with an attractive bay window. The two further bedrooms are just as elegant as the primary. The bathroom boasts beautiful grey Terrazzo flooring and walls, creating a sophisticated space. The spacious south-facing rear garden is fully landscaped with a patio space and enjoys sunshine all day, making it ideal for relaxation and outdoor dining.

Residents will enjoy superb local amenities right on their doorstep. Francis Road, with its array of independent shops and eateries including Marmelo, Yardarm, and Edie Rose, is just a five-minute walk away. For a charming day out, Walthamstow Village is a stroll away. When a wider selection is desired, Westfield is easily accessible, and numerous local restaurants cater to every taste. Commuting is a breeze, with both Leyton Midland Road Overground station and Leytonstone Tube station within easy walking distance, offering excellent transport links into Central London and beyond.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Access to reception room & kitchen/diner.

### Reception Room

14'3 x 11'4 (4.34m x 3.45m)

### Kitchen/diner

17'5 x 12'10 (5.31m x 3.91m)

Doors leading to rear garden. Open to:

### Utility Area

Door to WC & rear garden.

### Ground floor WC

5'4 x 2'9 (1.63m x 0.84m)

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

15'11 x 10'9 (4.85m x 3.28m)

### Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

### Bedroom Three

9'2 x 6'5 (2.79m x 1.96m)

### First Floor Bathroom

6'3 x 5'10 (1.91m x 1.78m)

### Rear Garden

approx 41'5 x 18'1 (approx 12.62m x 5.51m)

### On street permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

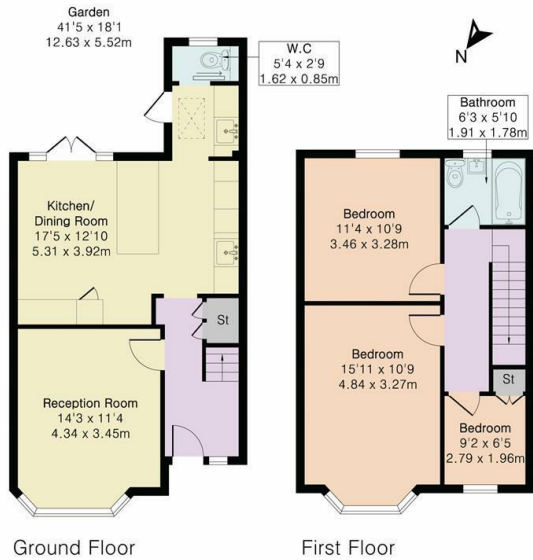
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## FLOORPLAN

### Approximate Gross Internal Area 962 sq ft - 89 sq m

Ground Floor Area 499 sq ft - 46 sq m

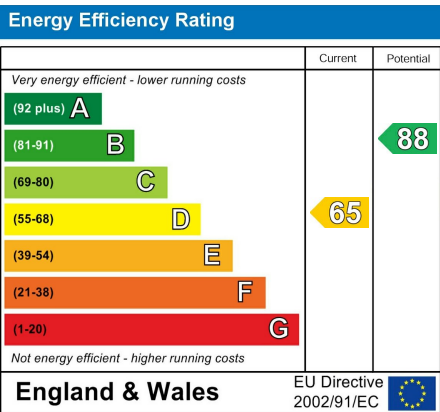
First Floor Area 463 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



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