





York Road,  
Leyton

Offers In Excess Of  
£650,000

Tenure : Freehold

Floor Area : 1102.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 3

Bathrooms : 1

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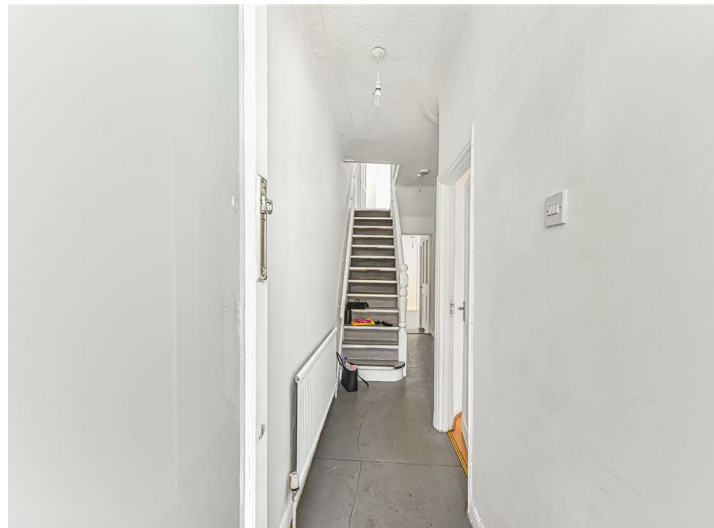
#### Energy Efficiency Rating

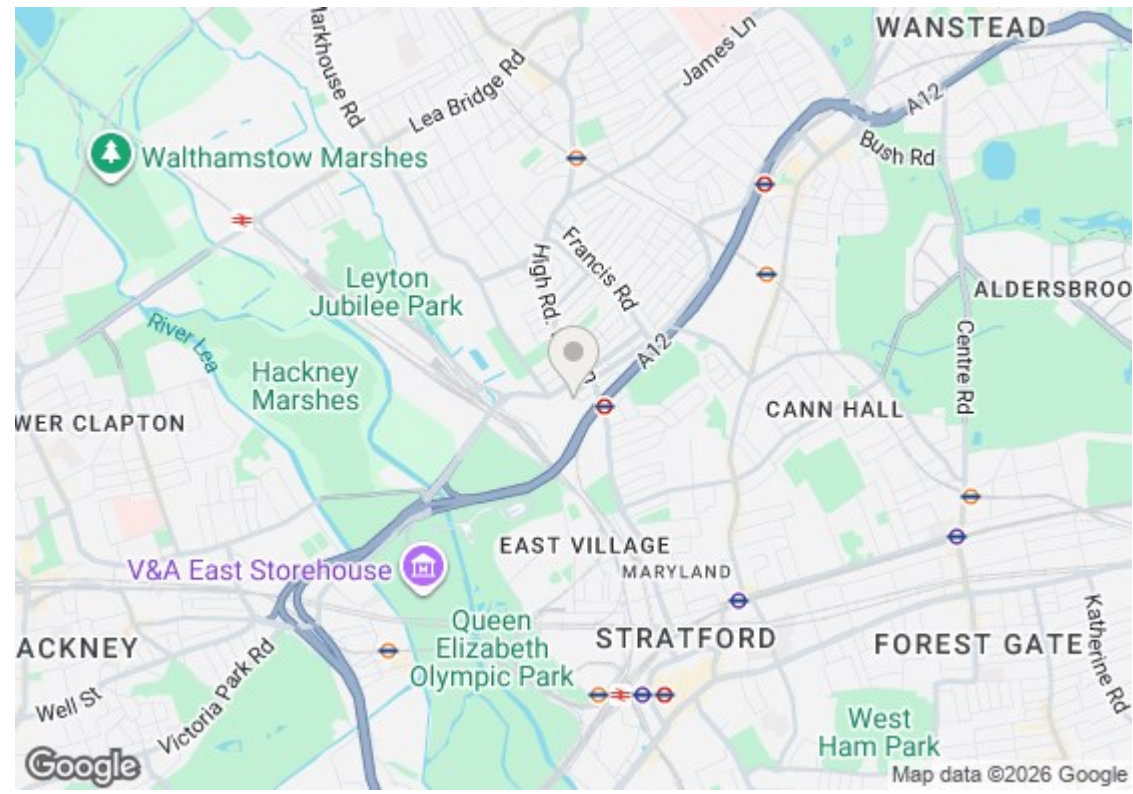
|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 78        |
| (55-68) <b>D</b>                            | 66                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



An exciting opportunity to acquire a substantial three-bedroom Victorian terraced home, offered to the market in need of modernisation and presenting enormous potential for buyers to renovate and create their ideal home. Arranged over two floors in addition to a cellar and extending to approximately 1,102 sq ft, the property offers generous and flexible accommodation rarely available in this configuration. The ground floor comprises a welcoming entrance hallway, three separate reception rooms including a bay-fronted room to the front a kitchen to the rear with access to the garden, and a convenient ground-floor WC. Upstairs are three bedrooms, two of them excellent doubles with a bay-fronted principal, along with a family bathroom. A useful cellar provides valuable storage, while the property retains a wealth of original character including period bay windows and high ceilings. Outside, a large rear garden offers a fantastic blank canvas, and the home as a whole provides superb scope to extend and reconfigure to suit modern family living, subject to the usual consents. Requiring full renovation throughout, this is a rare chance to add significant value and put your own stamp on a characterful period property.

York Road is superbly located in the heart of Leyton, offering outstanding transport connections and everyday convenience. Leyton Underground station (Central Line) is just a few minutes' walk away, providing rapid access into the City, West End and beyond, while nearby Stratford with its Elizabeth Line, Jubilee Line, DLR, National Rail services and the vast Westfield Stratford City shopping centre is within easy reach. The retail parks at Leyton Mills are close at hand for day-to-day essentials, and the green open spaces of the Queen Elizabeth Olympic Park and Hackney Marshes are nearby for weekends and recreation. The area is also well served by a good choice of local schools, and the popular independent cafés, shops and restaurants of Francis Road and Leyton's thriving high street add to the appeal of this well-connected and increasingly sought-after East London location. Early viewing is highly recommended.







- Chain Free
- 0.2 Miles From Leyton Underground Station (Central Line)
- Freehold
- Large Rear Private Garden
- Three Bedroom Victorian Terraced House
- Three Receptions
- Modernisation Opportunity
- Potential to Extend (stpp)

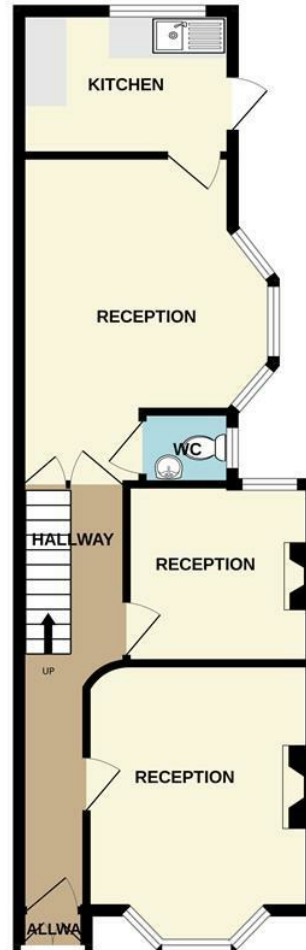
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CELLAR  
127 sq ft. (11.8 sq m.) approx.



GROUND FLOOR  
524 sq ft. (48.5 sq m.) approx.



1ST FLOOR  
441 sq ft. (40.9 sq m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) 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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