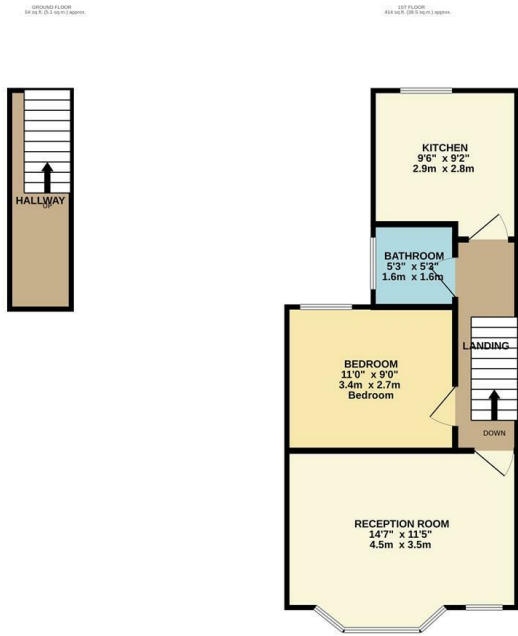
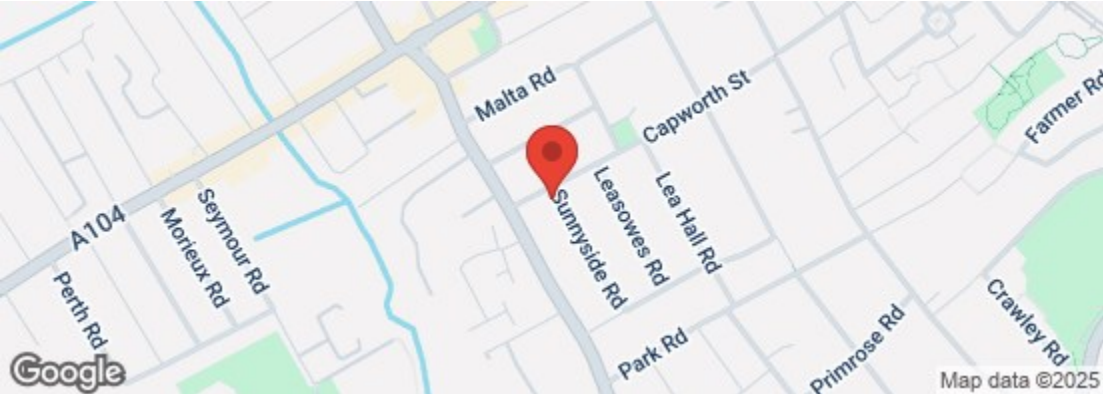




TOTAL FLOOR AREA : 469 sq ft. (43.5 sq m.) approx.
While every attempt has been made to ensure the accuracy of the above contained data, measurements of plots, dimensions, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by the prospective purchaser. The service, location and condition of the property is not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Metaphor 10/2025

Council: Waltham Forest | Council Tax Band: B | Floor Area: 469.00 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

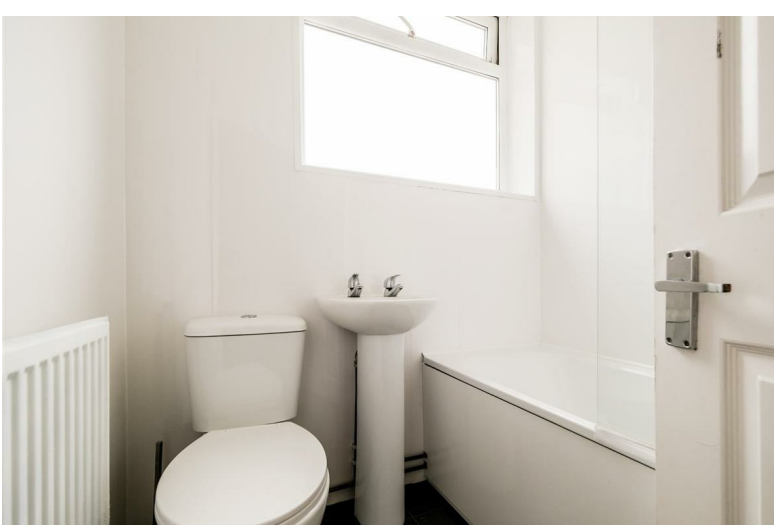
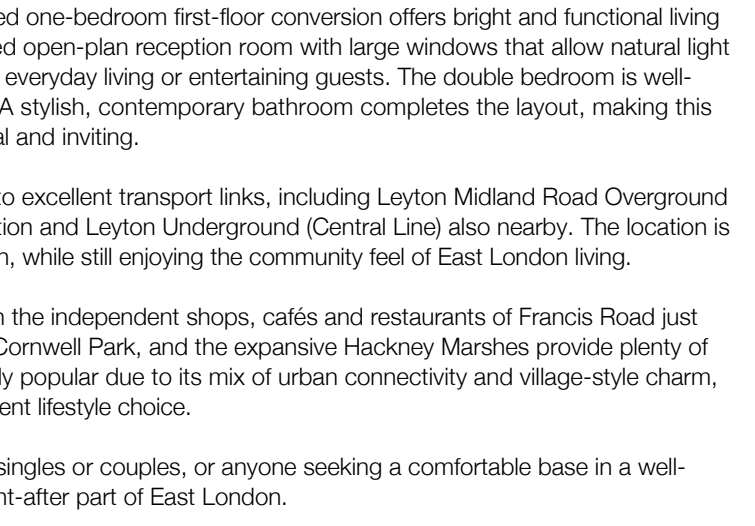
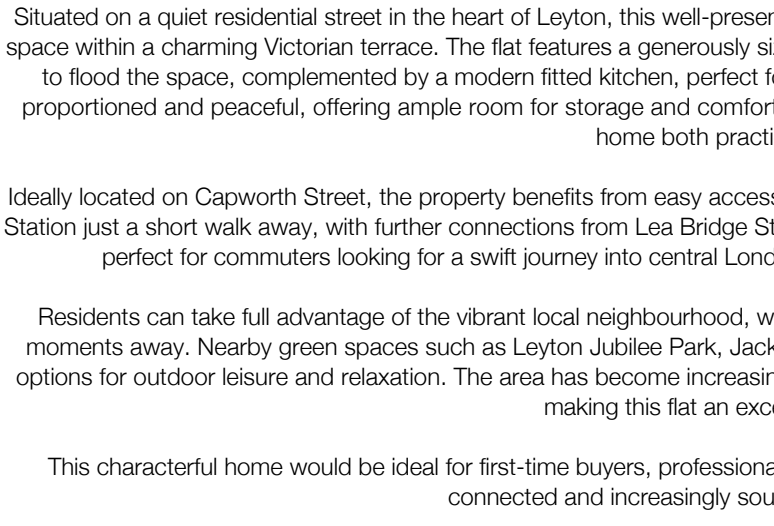
Capworth Street, Leyton, E10 7BA
Offers Over £350,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**

CHURCHILL
estates



Situated on a quiet residential street in the heart of Leyton, this well-presented one-bedroom first-floor conversion offers bright and functional living space within a charming Victorian terrace. The flat features a generously sized open-plan reception room with large windows that allow natural light to flood the space, complemented by a modern fitted kitchen, perfect for everyday living or entertaining guests. The double bedroom is well-proportioned and peaceful, offering ample room for storage and comfort. A stylish, contemporary bathroom completes the layout, making this home both practical and inviting.

Ideally located on Capworth Street, the property benefits from easy access to excellent transport links, including Leyton Midland Road Overground Station just a short walk away, with further connections from Lea Bridge Station and Leyton Underground (Central Line) also nearby. The location is perfect for commuters looking for a swift journey into central London, while still enjoying the community feel of East London living.

Residents can take full advantage of the vibrant local neighbourhood, with the independent shops, cafés and restaurants of Francis Road just moments away. Nearby green spaces such as Leyton Jubilee Park, Jack Cornwell Park, and the expansive Hackney Marshes provide plenty of options for outdoor leisure and relaxation. The area has become increasingly popular due to its mix of urban connectivity and village-style charm, making this flat an excellent lifestyle choice.

This characterful home would be ideal for first-time buyers, professional singles or couples, or anyone seeking a comfortable base in a well-connected and increasingly sought-after part of East London.