

40 Frith Road, London, E11 4EY  
Price Guide £850,000

FOR SALE

- Prime Walthamstow Location
- Brand New Refurbished
- Four Bedrooms
- Large Receptions
- Open Plan Kitchen
- Two Bathrooms
- Guest W.C.
- High Standard Built Quality
- Private Garden

Frith Road E17



IMAGES FOR ILLUSTRATION ONLY

NEWLY REFURBISHED

Presenting an exceptional opportunity in the highly desirable Leytonstone E10 area. Nestled in the heart of this vibrant and historic neighborhood, a newly refurbished property is set to impress. Meticulously upgraded to a high standard, the home seamlessly blends modern sophistication with carefully preserved original features, striking a perfect balance between contemporary style and timeless charm. From the thoughtfully restored period details to the sleek, high-quality finishes, every element has been curated to create a living space of exceptional comfort and character. Discover this remarkable residence where heritage and modernity unite in one of London's most sought-after locales.

Frith Road



LEYTON

Frith Road is a sought-after residential street offering a perfect balance of urban convenience and local charm. Minutes away from Leyton Underground Station (Central Line) it provides quick access to Central London and beyond.

The area is home to a mix of outstanding primary and secondary schools, including Devine Lane Primary School and George Tomlinson Primary School, both known for their strong academic performance and nurturing environments. For older students, Harrington School for Boys and Connaught School for Girls offer excellent educational opportunities, while Leyton Heath Farm College provides a variety of post-16 options. Additionally, a number of independent schools and nurseries are available nearby.

Frith Road



LOCATION

Shopping and entertainment, residents are just minutes away from the renowned Westfield Stratford City, one of Europe's largest shopping centers, offering a wide range of retail, dining, and leisure options. The local area is rich in amenities, including independent shops, cafés, and eateries, creating a vibrant community atmosphere.

Locally, Leytonstone offers green spaces such as Wanstead Flats and Hollow Ponds, perfect for outdoor activities and relaxation. The road combines the benefits of a historic neighborhood with unbeatable connectivity, making it an ideal choice for families, professionals, and investors alike.

Frith Road



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INTERESTED?

If you would like to know more about this property or other similar houses, please feel free to contact us.

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Council Tax Band:

Coming Soon – Stunning 4-Bedroom Home on Frith Road, Leytonstone E10

Prepare to be captivated by this beautifully refurbished 4-bedroom, 2-bathroom family home on the sought-after Frith Road in Leytonstone. Offering a perfect blend of modern living and timeless charm, this property is a rare find in a prime East London location.

Step inside to discover a spacious and light-filled interior, including a generously extended kitchen designed for both cooking and entertaining. The heart of the home boasts high-quality finishes, modern appliances, and ample storage, making it a dream for any family. The expansive lounge area offers a warm and inviting space to relax or gather with loved ones.

### Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



#### Kitchen/Dining Room

12.85m x 3.80m  
(42'2" x 12'6")

### First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



#### Bedroom 2

3.14m x 2.44m  
(10'4" x 8')

#### Bathroom

1.78m x 2.40m  
(5'10" x 8'2")

#### Shower Room

1.78m x 2.40m  
(5'10" x 8'2")

#### Master Bedroom

### Second Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



#### Bedroom 4

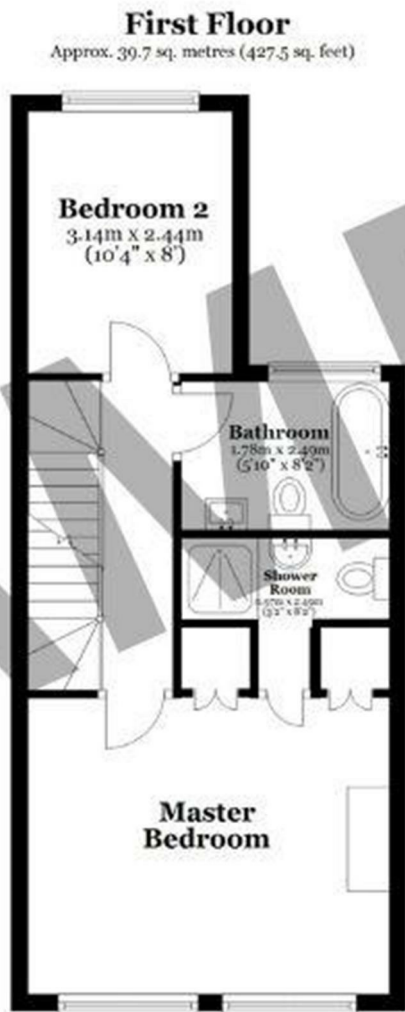
4.04m x 2.28m  
(13'3" x 7'6")

#### Shower Room

1.39m x 2.23m  
(4'7" x 7'4")

#### Bedroom 3

4.62m (15'2")  
x 4.10m (13'5") max



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*Frith Road*

Call  
us!







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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>                            |         |           |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |