



Lea Bridge Road | | London | E10 6AJ

Guide price £360,000

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Bright and Spacious First-Floor Victorian Conversion on Lea Bridge Road, E10

Located on the popular Lea Bridge Road, this well-presented three-bedroom first-floor flat forms part of an attractive Victorian conversion. Offering a generous layout and a blend of period charm and modern comfort, the property is ideal for first-time buyers, investors, or those seeking spacious accommodation in a vibrant East London location.

Set across one level, the home features a bright and airy lounge with large sash windows and high ceilings, creating a welcoming and comfortable living space. The separate kitchen/diner is well equipped and provides ample room for cooking and casual dining.

There are three good-sized bedrooms offering flexibility for family life, guests, or working from home. A modern family bathroom completes the interior, finished in a clean and contemporary style.

With excellent transport links including Lea Bridge Station just a short walk away, and close proximity to Walthamstow, Leyton, and Hackney, 613A Lea Bridge Road is a fantastic opportunity to own a spacious and conveniently located Victorian flat in a thriving part of E10.

The vendor has advised that there are approximately 96 years remaining on the lease. Prospective purchasers are advised to verify this information through their own legal enquiries.

- Three-bedroom first floor flat with unique unique layout
- Bright and generously sized lounge offering ample living space
- Kitchen/diner ideal for family dining and entertaining
- One bathroom
- Private entrance with dedicated stairwell access
- Excellent potential for investment, buy-to-let, or family occupation
- Located directly on Lea Bridge Road with strong transport links and local amenities
- Potential to add an additional level or create a separate dwelling (STPP).





Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



## Lounge

14'0" x 12'0" (4.28m x 3.67m )

A spacious and inviting lounge offering ample room for comfortable seating and relaxation. Well-proportioned and filled with natural light, it provides an ideal space for both everyday living and entertaining.

## Bedroom 1

11'6" x 7'9" (3.53m x 2.37m )

A bright and well-sized bedroom, perfect as a comfortable main or guest room. Offers ample space for bedroom furnishings and benefits from natural light throughout the day.

## Bedroom 2

16'5" x 13'4" (5.02m x 4.07m )

A generously proportioned double bedroom offering excellent space for furnishings and storage. Light-filled and versatile, it provides a comfortable retreat ideal for a master or spacious guest room.

## Bedroom 3

9'6" x 8'3" (2.91m x 2.54m)

A well-presented single bedroom, ideal for use as a child's room, home office, or guest space. Compact yet functional, with natural light enhancing the cosy feel.









## Kitchen/Diner

16'5" x 14'1" (5.01m x 4.30m )

A spacious and modern kitchen/diner offering ample room for cooking, dining, and entertaining. Well laid out with plenty of workspace and storage, this open area is perfect for everyday family life or hosting guests.

## Bathroom

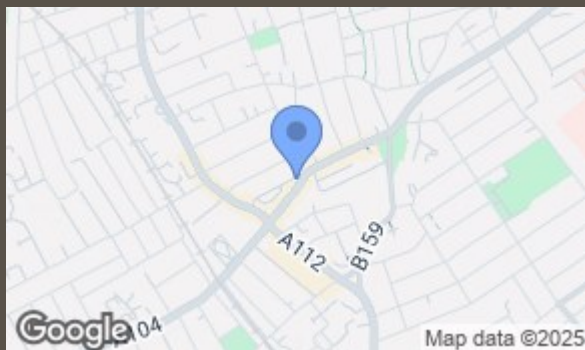
A well-appointed bathroom featuring a bath, separate shower, toilet, and tiled finishes throughout. Designed for both comfort and practicality.



Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

This property is being marketed by Crown Group Estates, of which the seller is a director/owner.



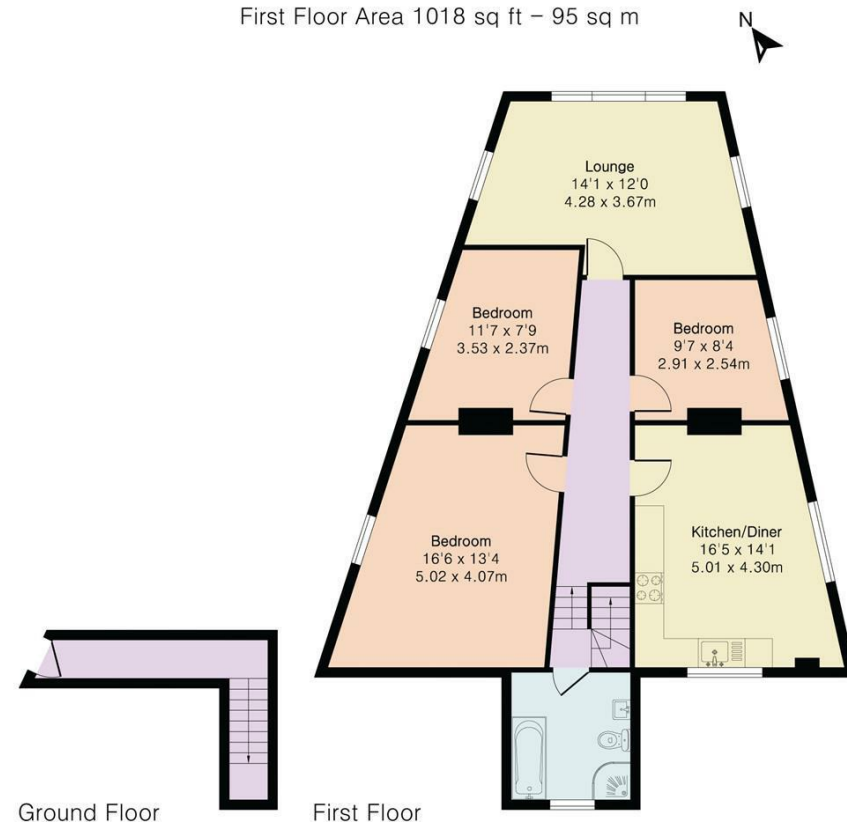


The property is located on Lea Bridge Road, just a short walk from Lea Bridge Station (Overground), providing quick links to Stratford and Tottenham Hale. Walthamstow Central Station (Victoria Line and Overground) is also easily accessible, offering convenient connections across London. Lea Bridge Road offers excellent access by car and public

**Approximate Gross Internal Area 1092 sq ft - 102 sq m**

Ground Floor Area 74 sq ft - 7 sq m

First Floor Area 1018 sq ft - 95 sq m



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>		
(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	

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