



For Sale

House - Terraced

High Road Leyton | London | E10

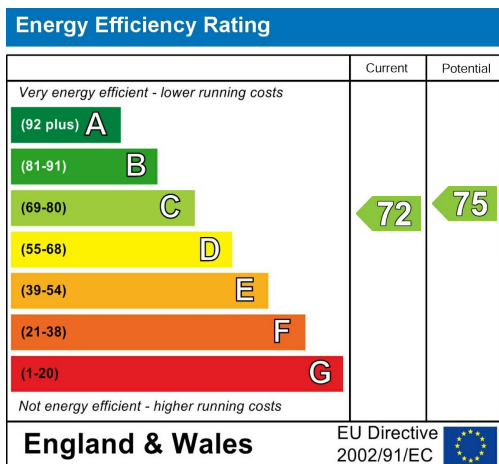
Asking Price £1,200,000 | Freehold

0 Receptions | 5 Bedroom | 5 Bathroom

- Freehold building comprising 5 units
- Rear Private Garden
- Lease details for each flat available upon request
- Close proximity to bars, restaurants & shops
- Moments from transport links
- Freehold | Chain Free
- Council Band | Waltham Forest B
- Floorplan and Photos will follow

FREEDOM TO MOVE





Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

A very RARE chance to acquire a fully converted freehold building on Leyton High Road, arranged as five self-contained one-bedroom flats with private bathrooms. This property offers an excellent long-term rental investment in one of East London's fastest-growing areas.

The Property Layout is as follows:
Ground Floor: 2 x One-Bedroom Flats (including garden access from both flats).
First Floor: 2 x One-Bedroom Flats.
Second Floor/Loft Conversion: 1 x One-Bedroom Flat with private bathroom.

The property is recently redeveloped from a mixed-use premises (formerly with a shop frontage); undergoing works at the minute. Each flat is individually designed however, there is space to improve and redesign as preferred. The front façade is due to undergo final redecoration for enhanced kerb appeal.

Yield Calculator:
Estimated rental per flat: £1,400 – £1,550 pcm
Rental Annual Income (5 flats): £84,000.00 – £93,000.00
Gross yield for the property is approximately 8.4% to 9.3% (based on £1.2m)

Situated on the bustling High Road, within walking distance to Leyton Underground (Central Line), Stratford transport hub, and Westfield Shopping Centre. Surrounded by independent shops, cafés, and green spaces — a highly desirable setting for tenants as well as strong potential for capital appreciation with continued area regeneration.

With chain-free status, this property presents a seamless opportunity for first-time buyers or investors looking for a hassle-free purchase.

Floorplan to follow.
Council Tax Band | Waltham Forest | B
EPC Rating C

Please call 0203 002 6769 to arrange a viewing.



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