



OFFERS OVER

**£700,000**

**Lea Bridge Road**

London, E17 9DN



Located on Lea Bridge Road is this large 5 bedroom semi-detached family home spanning 1660 square feet of internal space.

The property features a front garden with porch leading into the property and also side access leading to the garden. There are two reception rooms on the ground floor, one of which has a bay window. There is a large kitchen, with access to W/C and with two entrances to a large rear garden. The property has the added bonus of rear access to the property via the garden from Peterborough Road which has facility for 2 parking spaces.

The first floor features four good-sized bedrooms and a fitted family bathroom. The top floor has a further bedroom with access to a shower room.

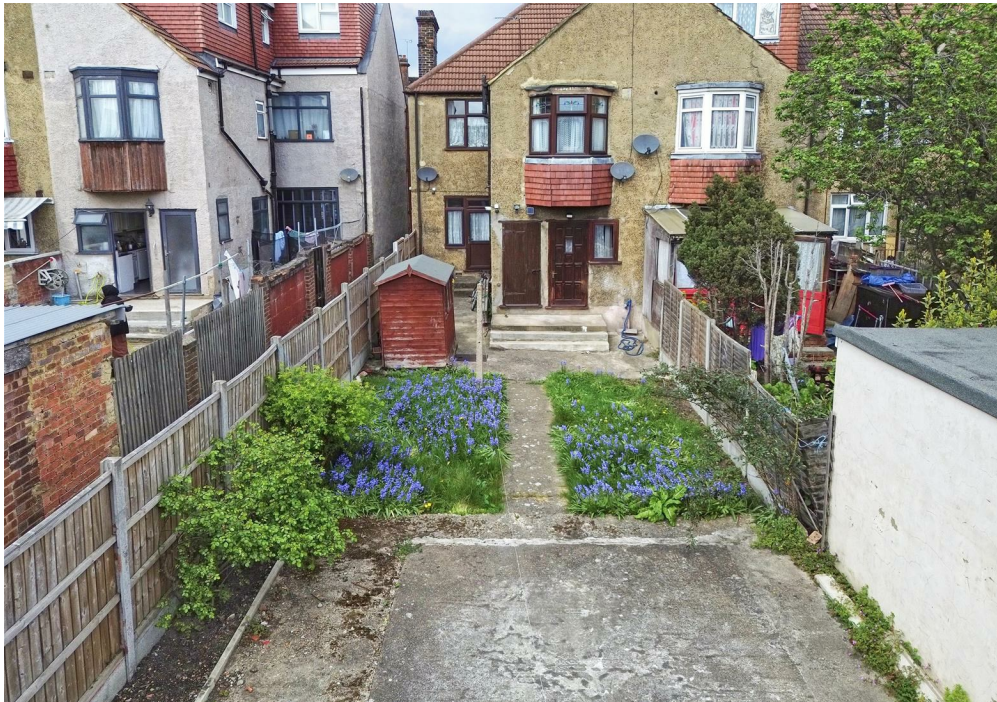
Located on Lea Bridge Road with a wide selection of shops, restaurant and local amenities with Wood Street and Walthamstow Village being just a short walk away. The wide open space of Hollow Ponds is close by as well as Whipps Cross Hospital and a selection of local primary and secondary schools.

Walthamstow was this year recognised as the best place to live in the capital by The Sunday Times Best Places to Live guide! The area was praised for its vibrant community, diversity, and balance of urban energy with green spaces. Key features include its thriving independent cultural scene enhanced by the opening of the new Soho Theatre.

Transport links include a number of bus routes as well as easy access to Wood Street (overground) with Leytonstone and Leyton Stations also close by. Several bus routes also serve the area, connecting residents to Stratford, Walthamstow, and beyond. Road links are strong too, with the A12 and North Circular nearby for drivers.

Tenure: Freehold

Council Tax: Band D



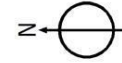




# Lea Bridge Road, E10

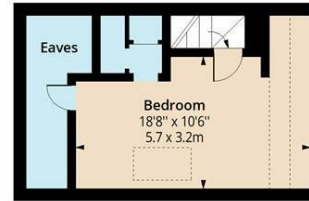
Approx. Gross Internal Area(Including Eaves) 1660 Sq Ft - 154.21 Sq M

Approx. Gross Internal Area(Excluding Eaves) 1553 Sq Ft - 144.27 Sq M



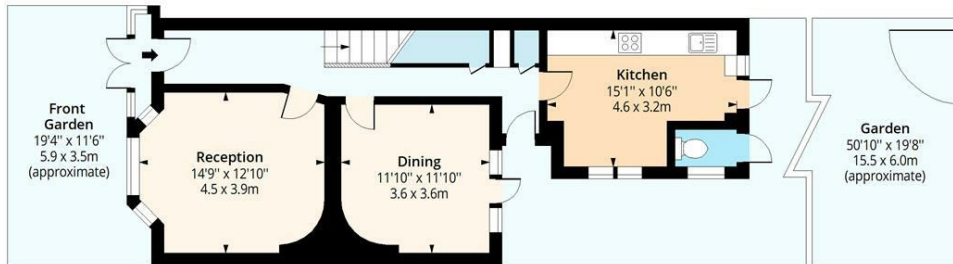
**First Floor**

Floor Area 658 Sq Ft - 61.13 Sq M



**Second Floor**


Floor Area 312 Sq Ft - 28.98 Sq M  
(Including Eaves)



**Ground Floor**

Floor Area 690 Sq Ft - 64.10 Sq M

- Restricted Height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	55	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lplus.com

Date: 28/4/2025

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## OFFICE DETAILS

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