



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



125 Wallwood Road, Leytonstone, London, E11 1AP

Guide Price £1,500,000

- Four bedroom family home
- Original period features
- Security gates
- Double fronted
- Short walk to station
- Victorian
- Large private garden
- Parking for multiple cars
- Desirable location
- Cellar



william rose  
Wallwood Road, E11

Approximate Gross Internal Floor Area : 230.48 sq m / 2481 sq ft



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.

lpaplus.com

Date: 16/7/2024



# 125 Wallwood Road, London E11 1AP

A beautiful double fronted Victorian villa on the ever popular Wallwood road. Boasting a gated drive way, large private garden and a wealth of period features.



Council Tax Band: E



Welcome to this superlative double-fronted Victorian villa, magnificently located on the ever-popular Wallwood Road in the heart of Leytonstone. This stunning property has beautifully retained its wealth of original features, including intricate cornicing, grand windows, elegant doors, and charming balconies, all exuding timeless character and charm.

As you arrive, you are greeted by a gated driveway providing secure parking for two cars. Stepping inside, the elegance of the era is immediately evident with hardwood flooring underfoot and a grand entrance hall that sets the tone for the rest of the home. The spacious layout includes a large through reception room, perfect for both formal entertaining and relaxed family living, showcasing high ceilings and period features.

The semi-open plan kitchen/diner is a delightful blend of traditional style and modern convenience, offering ample space for culinary adventures and family gatherings. Adjacent to the kitchen, a utility room provides additional practicality, while a well-appointed ground floor bathroom features luxurious marble tiles. The property boasts a generously proportioned cellar, offering excellent storage or potential for further development.

Upstairs, the villa continues to impress with four double bedrooms, each echoing the grandeur of the property's Victorian heritage. The substantial family bathroom is a luxurious retreat, adorned with marble tiles and fitted to the highest standards, ensuring comfort and sophistication.

The mature garden, extending to almost 100 feet, is a private oasis accessible from both the main hallway and the grand reception room. This serene outdoor space features a large patio area ideal for al fresco dining, surrounded by mature shrubs that provide both beauty and privacy.

Situated in the heart of Leytonstone, this property offers the perfect balance of historical charm and modern living. Wallwood Road is renowned for its community spirit and convenient access to local amenities, shops, and excellent transport links. This exceptional Victorian villa is a rare find,

offering a blend of exquisite original features, spacious living areas, and a prime location. Schedule a viewing today to experience the unique charm and elegance of this remarkable home.