



446 Lea Bridge Road, London, E10 7DY

Offers in excess of £375,000



A substantial two bedroom Victorian ground floor conversion, featuring a private garden and a large basement with developmental potential (STPP). All positioned in the heart of Lea Bridge Road, close to Jubilee Park and within walking distance of Lea Bridge Station.

This gorgeously spacious ground floor home is packed with period character and potential. Presenting a peaceful private garden and a large basement ready to be utilised or developed. This is a rare find, with a new lease on completion, so you'll have no renewal worries.

Set right on Lea Bridge Road, you're within walking distance of some of the best bars, restaurants and schools in our area. For venturing further afield, just an eighteen minute stroll away is Lea Bridge Station for transferring to Stratford and the new Elizabeth Line.

- SUBSTANTIAL VICTORIAN ■ PRIVATE GARDEN  
CONVERSION
- CLOSE TO LEYTON JUBILEE PARK ■ BASEMENT
- 18 MINS TO LEA BRIDGE STATION ■ FOLLOW US ON INSTAGRAM AT  
E10HOMES\_LEYTON

