



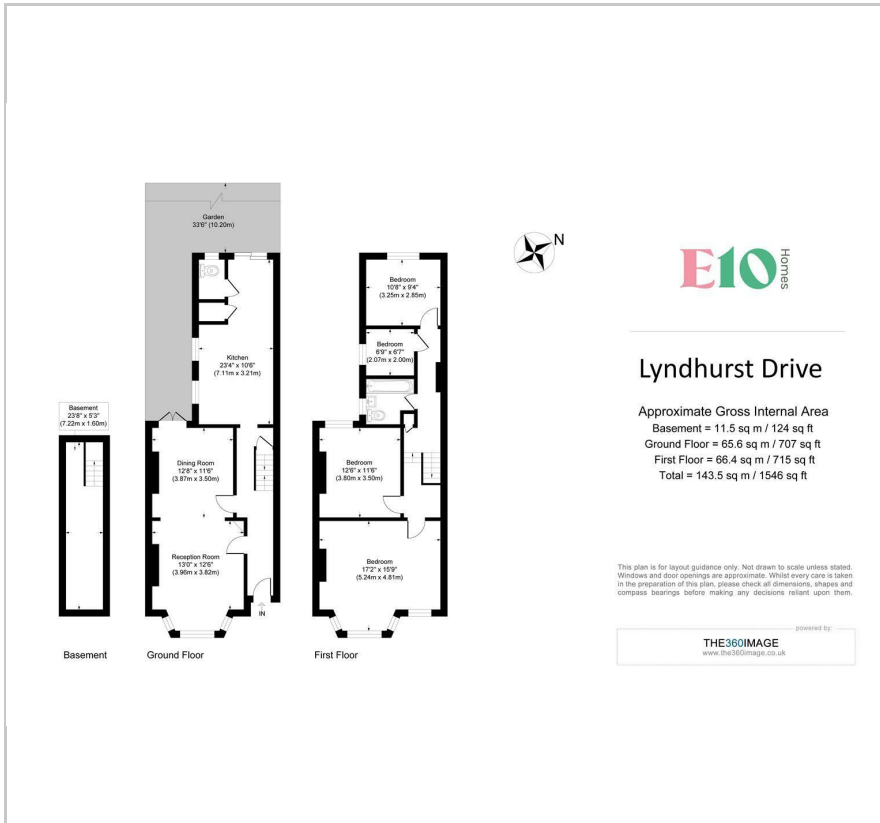
17 Lyndhurst Drive

, London, E10 6JB

Offers in excess of £775,000



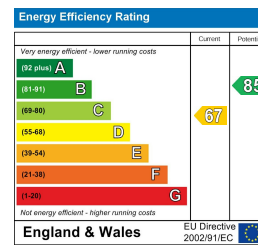
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- SUPERB DEVELOPMENT OPPORTUNITY
- ORIGINAL FEATURES THROUGHOUT
- 1 MIN TO ABBOTTS PARK
- CHAIN FREE
- 5 MINS TO LEYTON MIDLAND ROAD
- FOLLOW US ON INSTAGRAM AT E10HOMES\_LEYTON



A large Victorian four bedroom terrace of over 1500 square feet, generously proportioned and with huge scope for development and further extension both into the loft and basement (STPP). Your location is strong, with green spaces and transport options within easy reach.

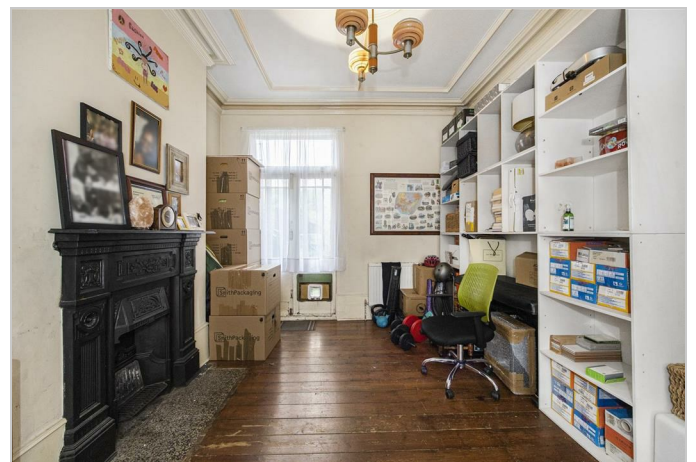
Interior design will need some attention but your fundamentals couldn't be stronger here, with all that square footage, plus basement, garden and loft potential. The entire property is also full of original features, just waiting to be restored to their former glory.

The green space of Abbots Park is right on your doorstep, perfect for morning runs, while Leyton Midland Road overground is just a few minutes further for the Gospel Oak to Barking Riverside line. Finally, famous Francis Road is just ten minutes from your front door, for superb cafes and coffee spots.

### YOUR NEW HOME

That substantial through lounge will be an early highlight. Over twenty four feet in length and more than 300 square feet, along with the high ceilings of the period it's a generous, dual aspect space.

Rich, dark original timber floorboards flow underfoot, artfully distressed they could also be sanded and stained to the fine sheen of your choice. A pair of striking ebony vintage hearth and mantelpieces make for



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