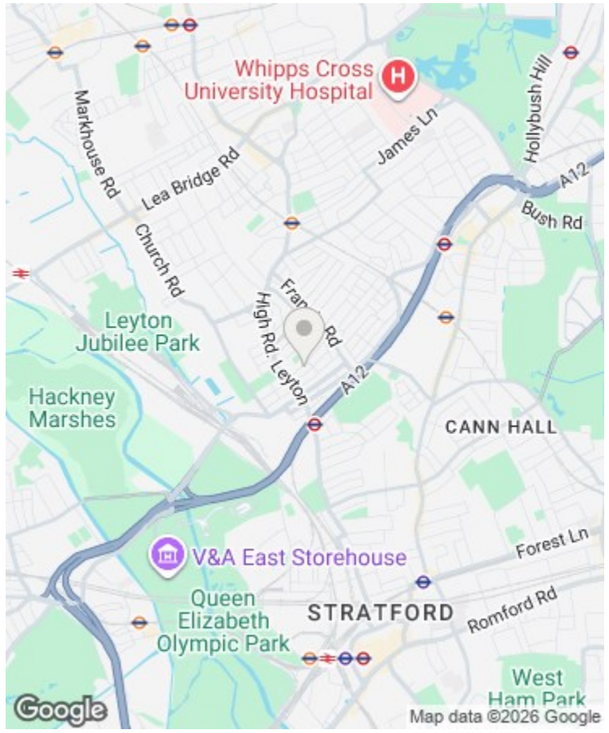
william rose

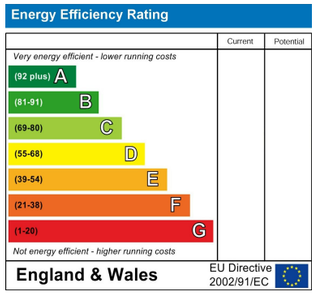
Directions

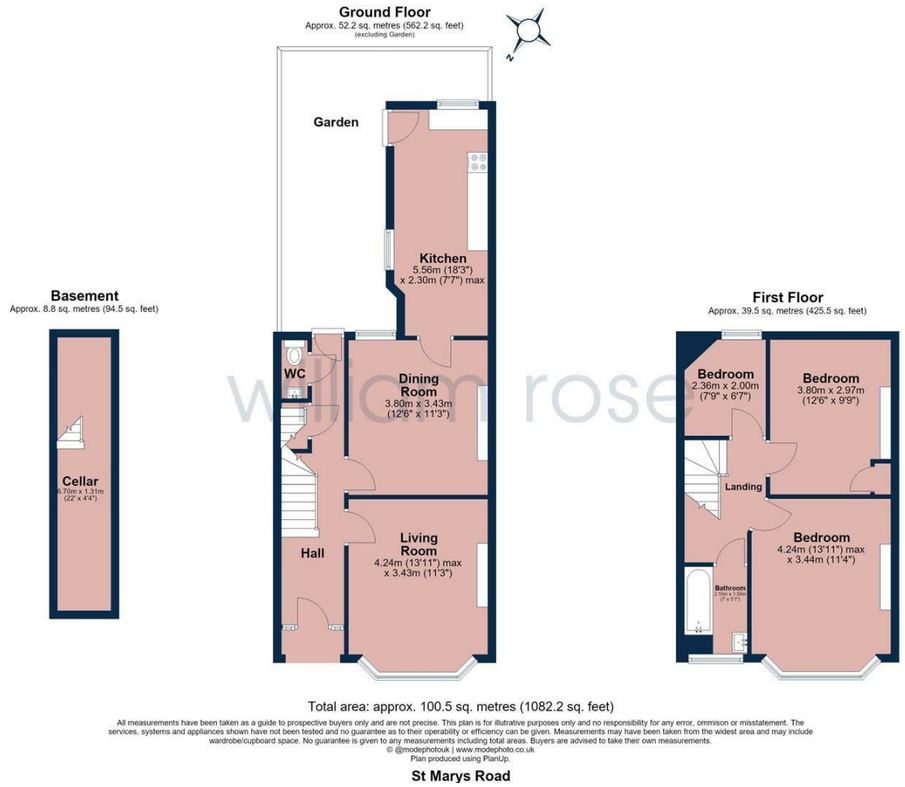


Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating













39 St. Mary's Road, Leyton, London, E10 5RB

Guide Price £650,000

- Charming Three-Bedroom Victorian Mid-Terraced House
- Impressive High Ceilings, Ceiling Roses & Cornicing
- Separate Dining Room & Ground-Floor WC
- Fantastic Renovation & Modernisation Opportunity
- Moments from Vibrant Francis Road & Leyton Station
- Wealth of Original Period Features
- Spacious Bay-Fronted Reception Room
- Private Rear Garden & Useful Cellar
- Excellent Extension Potential (STPP)
- Offered Chain Free

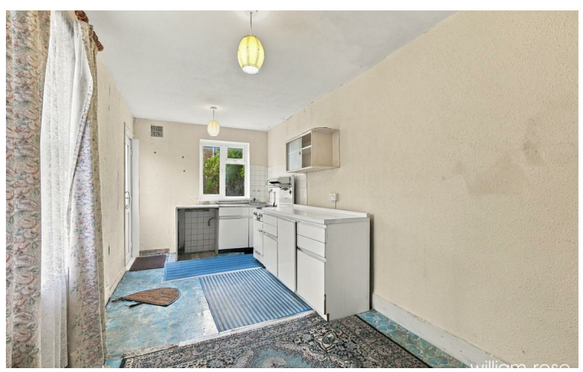
30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

39 St. Mary's Road, London E10 5RB

This chain free Victorian mid-terraced home is situated on the sought-after St Mary’s Road in the heart of Leyton, presents a wonderful opportunity for buyers looking to create a truly special home. Rich in period character and brimming with potential, the property retains an abundance of original features, including beautiful ceiling roses, decorative cornicing and wonderfully high ceilings, all of which reflect the elegance and proportions of its Victorian heritage.

3 1 2 Council Tax Band: C







The accommodation offers a traditional yet versatile layout, with a welcoming entrance hallway leading to a spacious bay-fronted reception room, where the impressive ceiling height and period detailing create a real sense of character. A separate dining room provides further living and entertaining space, while the kitchen to the rear enjoys direct access to the garden. A convenient ground-floor WC and useful cellar offer additional practicality. Upstairs, the property comprises three bedrooms and a family bathroom, providing a fantastic foundation for a growing family or those seeking a home they can make their own.

Requiring modernisation throughout, the house offers enormous scope to be transformed into a stunning contemporary family home while preserving its original Victorian charm. With generous proportions, a traditional layout and excellent potential to reconfigure, extend to the rear or explore a loft conversion (subject to the necessary planning permissions and consents), this is an exciting opportunity to unlock the property's full potential and create a home tailored to individual tastes and requirements.

The location is equally appealing, with St Mary’s Road perfectly positioned to enjoy the very best of Leyton's thriving local community. Just a short stroll away is the bustling high street and the ever-popular Francis Road, widely regarded as one of East London's most desirable neighbourhood destinations. This vibrant, largely pedestrianised street has become a real hub for independent businesses, offering an eclectic mix of artisan coffee shops, bakeries, restaurants, wine bars, independent boutiques and neighbourhood favourites. With its relaxed, village-like atmosphere and strong community spirit, Francis Road provides a wonderful setting for everything from a leisurely morning coffee to an evening out with friends.

For commuters, Leyton Underground Station is within comfortable walking distance, providing Central line connections to Stratford, Liverpool Street, the City and the West End. Leyton Midland Road Overground station offers additional transport options, while the surrounding area benefits from a variety of local shops, supermarkets, schools and green spaces. The nearby Queen Elizabeth Olympic Park and the wider Stratford area provide an excellent choice of leisure, shopping and recreational facilities.

Property Information

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.