



**Colchester Road, Leyton, London**  
London

**£450,000 - £475,000**

**Beds: 3 Bathrooms: 2 Receptions: 1**  
Guide Price £450,000-£475,000

A stylish and spacious three-bedroom split-level Victorian conversion, ideally positioned on the ever-popular Colchester Road in Leyton, E10. Beautifully presented throughout and ready to move straight into, this characterful home perfectly blends period charm with modern East London living, making it an ideal purchase for professional buyers seeking space, lifestyle, and connectivity.

Occupying the upper floors of an attractive Victorian property, the accommodation offers a bright and airy second-floor lounge/diner with attractive wooden flooring, generous proportions, and excellent natural light creating a welcoming entertaining space. A modern bathroom is also located on this level. The first floor comprises three bedrooms, all finished with wooden flooring and neutral décor, alongside a contemporary fully tiled family bathroom. The property is offered in good condition throughout and benefits from being sold chain free. Colchester Road is superbly located for enjoying the increasingly vibrant lifestyle that Leyton and neighbouring Walthamstow Village have become known for. Just a short stroll away, Francis Road has evolved into one of East London's most desirable neighbourhood hotspots, home to independent cafés, artisan bakeries, wine bars, and boutique stores popular with young professionals. The property also benefits from close proximity to the ever-fashionable Walthamstow Village, renowned for its independent restaurants, stylish bars, delis, and village-style atmosphere centred around Orford Road. Excellent transport links are within easy reach, including Leyton Midland Road Overground Station, Leyton Underground Station (Central Line), and Lea Bridge Station, providing swift access into the City, Canary Wharf, and West End.







**Signature Property London**  
Leytonstone, E11 1LA

**020 4597 5603**  
[progression@signaturepropertylondon.co.uk](mailto:progression@signaturepropertylondon.co.uk)