



EELEVEN
FOR SALE

CHURCHILL
estates



Dyson Road,
Upper Leytonstone

Offers In Excess Of
£475,000

Tenure : Leasehold - Share of Freehold

Floor Area : 665.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Churchill Estates are pleased to bring to market this bright and spacious two double bedroom top floor period conversion, set within an attractive brick fronted Victorian property.

Set within a quiet residential street in the heart of Leytonstone, this well maintained home is offered with no onward chain and a share of freehold. It features a large living/dining room with a charming feature bay window, a separate fitted kitchen, family sized three piece bathroom and two good size bedrooms.

A vast loft space offers excellent potential for future extension (subject to planning) further supported by neighbouring properties that have already carried out similar conversions, whilst the property benefits from an allocated off-street parking space.

Situated just 0.6 miles from Leytonstone Underground Station (Central Line) and 0.5 miles from Leytonstone High Road Overground Station, the property boasts excellent transport links. Nearby bus routes provide additional connectivity across East London.

Local schools including George Tomlinson Primary School (0.3 miles), Davies Lane Primary School (0.4 miles) and Leytonstone School (0.7 miles) are all within easy reach and well regarded.

This is a fantastic opportunity to secure a characterful home with space and scope to extend in a peaceful yet well connected location.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.





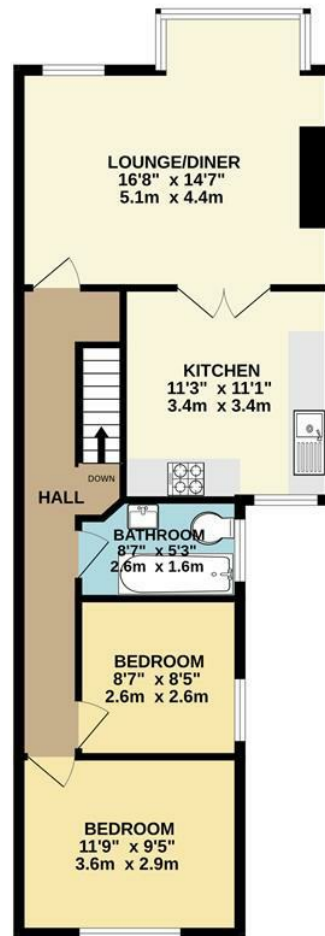


- Bright and spacious two double bedroom top floor period conversion
- Offered with no onward chain and a share of freehold
- Generous living/dining room with feature bay window and separate fitted kitchen
- Vast loft space offering excellent potential for extension (STPP), with neighbouring properties already extended
- 0.6 miles to Leytonstone Underground (Central Line) and 0.5 miles to Overground
- Set within an attractive brick fronted Victorian property
- Located on a quiet residential street in the heart of Leytonstone
- Family sized three piece bathroom and two well proportioned bedrooms
- Allocated off street parking space included
- Council Tax Band: C





FIRST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **020 8989 0011**

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