



Alexandra Road, Leyton, London

Guide Price £575,000 - £625,000





## Alexandra Road, Leyton, London

A fantastic opportunity to acquire a three-bedroom Victorian terraced house in the heart of Leyton, offering huge potential for refurbishment and value enhancement. Guide Price £575,000–£625,000. Requiring updating throughout, this chain-free property is ideal for an investor, builder or buyer looking to create a bespoke East London home in a thriving location.

The ground floor features a spacious open-plan lounge and dining area. To the rear is a larger kitchen leading into a lean-to extension, which incorporates a downstairs WC and opens directly onto a private south-facing family garden — a real sun trap. Upstairs, the property offers three well-proportioned bedrooms and a first-floor bathroom. This house presents a superb blank canvas.

The property is conveniently positioned close to Stratford, placing you within easy reach Westfield Stratford City for shopping, dining and entertainment, as well as the Queen Elizabeth Olympic Park. For everyday convenience, Leyton Mills Retail Park is close by, retailers including Asda, Next and other high street brands. You're also moments from Leyton High Road, independent grocers, bakeries and coffee shops.

Transport links. Leyton Underground Station (Central Line) provides exceptionally quick connections — approximately 3 minutes to Stratford and around 12 minutes to Liverpool Street, offering seamless access to the City, Shoreditch and the West End. Stratford further connects you to the Elizabeth Line, DLR, and Overground.

Green open spaces are plentiful, including Leyton Jubilee Park, Drapers Field and Coronation Gardens, along with the expansive Walthamstow Marshes.

Families are well catered for, with several well-regarded schools nearby including Newport Primary School, Downsell Primary School and George Mitchell School.







## Open Plan Lounge/Diner

A bright **open-plan lounge/diner** with a **Victorian bay window** to the front, **two chimney breasts**, and **laminated flooring**. **Double-glazed doors** open onto the outside space, creating a light and versatile living area.

## Kitchen

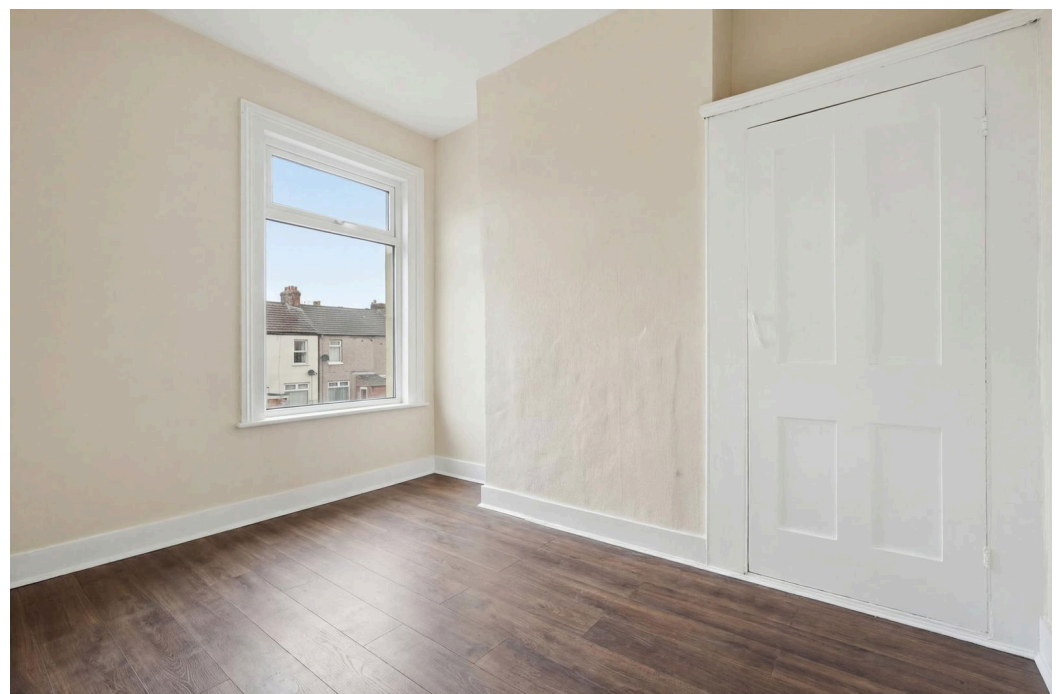
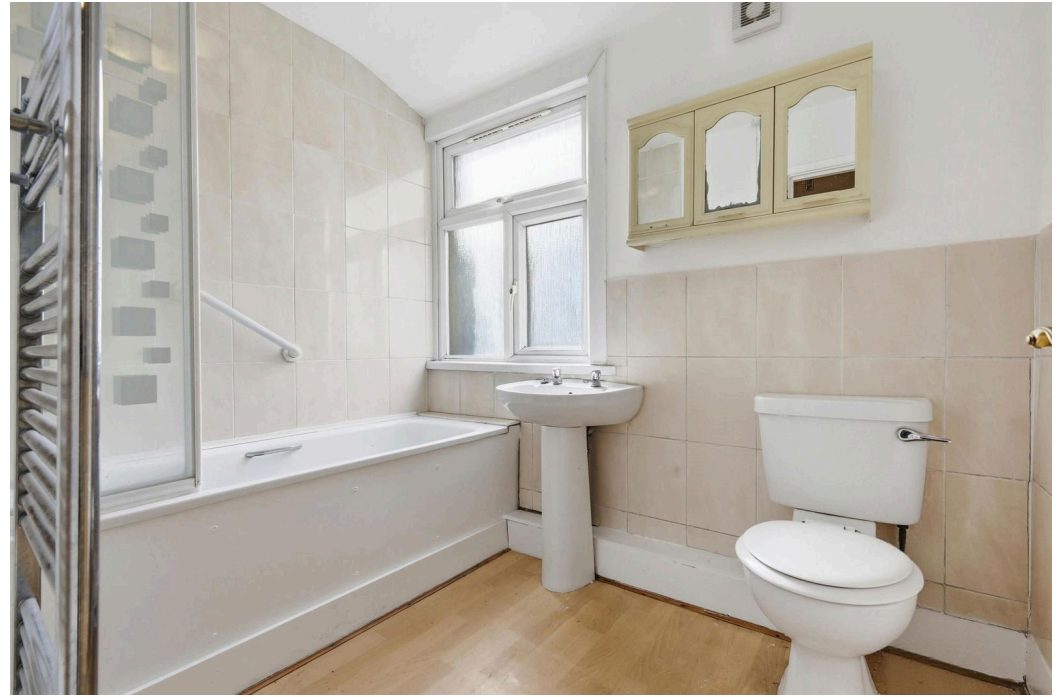
A good-sized kitchen with a **large bay window** and an **additional window**, flooding the room with natural light. The kitchen currently has **lino flooring** and units along two walls at the rear, which **will need updating**, but the space offers **excellent potential** to create a modern, functional kitchen.

## Lean-to extension

At the rear of the property, off the kitchen, is a **lean-to extension** that wraps around the original **downstairs WC**. This versatile space offers **extra storage** or could easily be adapted as a **utility room**, providing practical functionality and scope for future improvements.









## Garden

To the rear, the property benefits from a **private south-facing garden**, partly laid to **lawn and paving with bedding along the side**. With its sunny aspect and good size, it offers **excellent potential to create a fantastic outdoor space** for relaxing, entertaining, or family life.

## Bedrooms

Upstairs, the property offers **three double bedrooms**, all with **double-glazed windows** and a mix of flooring, including carpet in some rooms. The **master bedroom** features **fitted wardrobes** and **two double-glazed windows**, filling the room with natural light and providing a bright, airy feel.

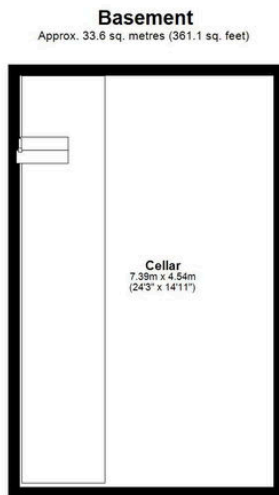
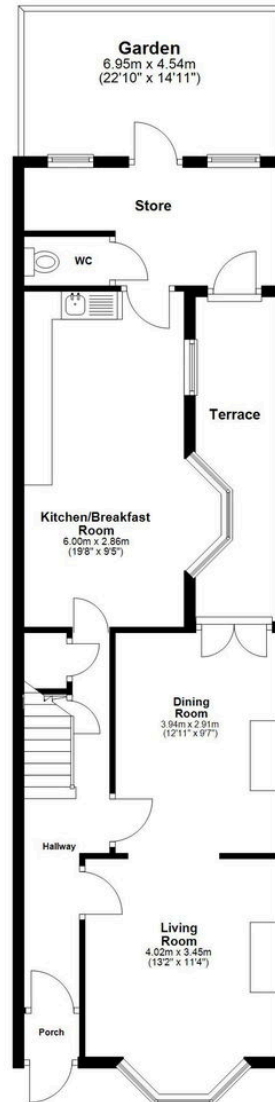
## Bathroom

The **family bathroom** is located on the first floor and features a **double-glazed window** providing natural light, **lino flooring**, and a **three-piece suite**, including a bath with shower attachment. Functional and bright, it offers a practical space with scope for updating.



# Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



# First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 147.1 sq. metres (1583.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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