



WILLIAMSON
DACE BROWN

Sophia Road, Leyton, E10 5AX

OIRO: £525,000

Attractive mid terraced Edwardian house a stones throw from High Road Leyton situated in a quiet residential street. Conveniently located for commuting into the city with Leyton Midland Road overground station within walking distance. Requires modernisation but has a lot of potential including extending to the rear and into the loft STPP.

- Freehold
- Chain free
- Sought after road



3 Bedrooms



2 Receptions



1 Bathroom



7 Sophia Road, Leyton, London, E10 5AX

A well proportioned attractive mid terraced, two storey house situated in the middle of Sophia Road. Conveniently located within walking distance of local bus stops and shops and restaurants on High Road Leyton. There are regular bus services to Leyton/Leytonstone (Leyton & Leytonstone station for central line services to central London and Essex) and Stratford together with London Overground Services at Leyton Midland Road station for services to Gospel Oak or Barking.

The property requires complete modernisation. There is a garden to the front and rear of the property. uPVC double-glazed windows throughout. There is also scope to extend at the rear/into the loft subject to obtaining planning permission. There is a gas supply to the property together with gas central heating. There is an electric immersion hot water cylinder on the ground floor.

Accommodation Comprises:
(See floorplan for dimensions)

Key Features:
Gas fired central heating.
Double glazing.
Front and rear gardens
Sought after residential location.
Chain Free.

Important Information

Tenure: Freehold

Service Charge: N/A

Ground Rent: N/A

Energy Performance Rating:
EPC Rating – D68

Council Tax:
London Borough of Waltham Forest – Band C
(£2,121.74 for 2025/2026)

Further Information

Flooded in the last 5 years? No.
Property listed? No.

Within a conservation area? No.

Any public rights of way across the property? No.

Utilities / Services

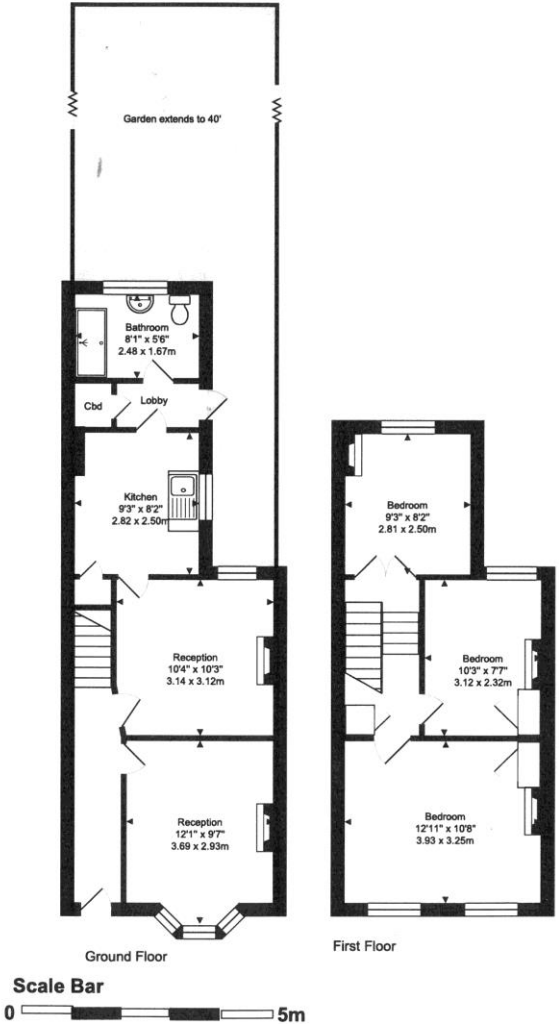
Mains Electric Supply: EDF
Mains Gas Supply: EDF
Water Supply: Thames Water
Sewage: Thames Water
Heating sources: Gas fired boiler
Broadband Type: Ultrafast Broadband available.
Mobile Signal/Coverage:
Good outdoor and indoor for EE , Three, O2
Good outdoor and variable indoor for Vodafone,





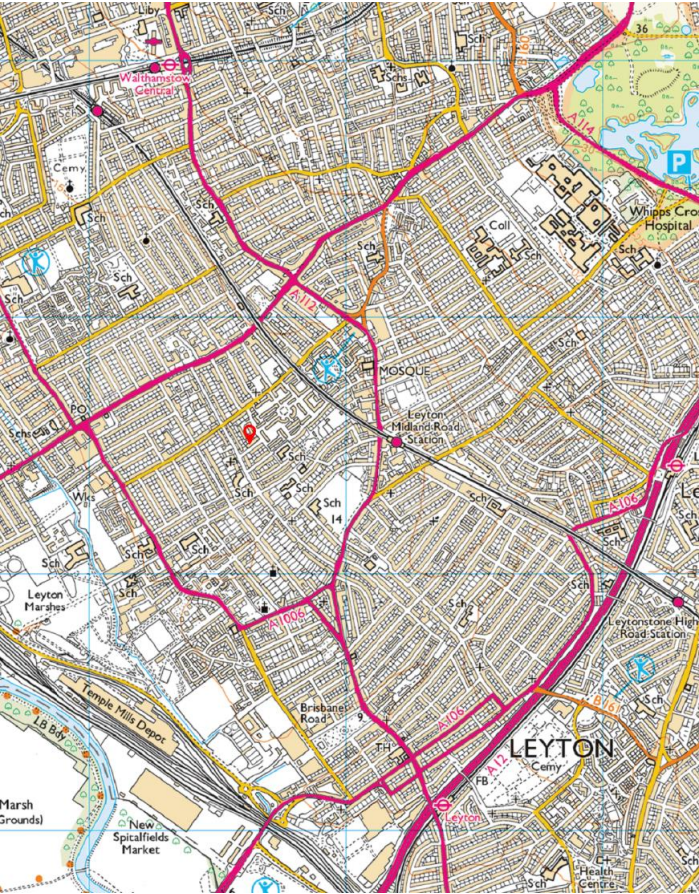
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 790 ft² ... 73.4 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.



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