



5 Bedroom
Elm Road, E11

 **Portland**
Trusted, every step of the way

£2,750 PCM

**** NOT SUITABLE FOR SHARERS **** Situated on a sought-after residential turning in the heart of Leyton, this beautifully presented five-bedroom family home offers generous living space, a private garden and excellent access to outstanding local amenities. Perfectly designed for modern family life, this impressive property combines period charm with contemporary comfort. Arranged over three floors, the home provides five well-proportioned bedrooms, offering flexibility for growing families, guest accommodation or dedicated home office space. The bright and airy through-reception room creates the perfect setting for both relaxed family evenings and entertaining friends, while the spacious kitchen enjoys a separate dining area and serves as the true heart of the home – ideal for busy mornings and weekend gatherings. Large windows throughout allow for an abundance of natural light, enhancing the sense of space and warmth. The private rear garden provides a safe and secure environment for children to play, summer barbecues, or simply unwinding after a long day. Elm Road is particularly popular with families thanks to its friendly community feel and proximity to excellent local amenities. You'll find a fantastic selection of independent cafés, supermarkets and everyday essentials nearby, as well as further shopping and dining options at Westfield Stratford City, just 1.7 miles away. Green open spaces are plentiful, with Wanstead Flats under 0.5 miles away, and Hollow Ponds just a little further – perfect for weekend walks, cycling, playground visits and family picnics. Commuters are superbly served by Leyton Underground Station (Zone 3 Central Line), providing swift access to the City and West End. Leyton Midland Road Station is also within a mile, offering Suffragette Line overground connections. Multiple bus routes further enhance connectivity across East London and beyond.

- **** REDECORATED**
- **THROUGHOUT ****
- **PRIVATE** Garden
- Quiet Residential Location
- Close to Transport
- Close to Shops
- Large Room sizes
- Perfect for Families
- EPC Band D

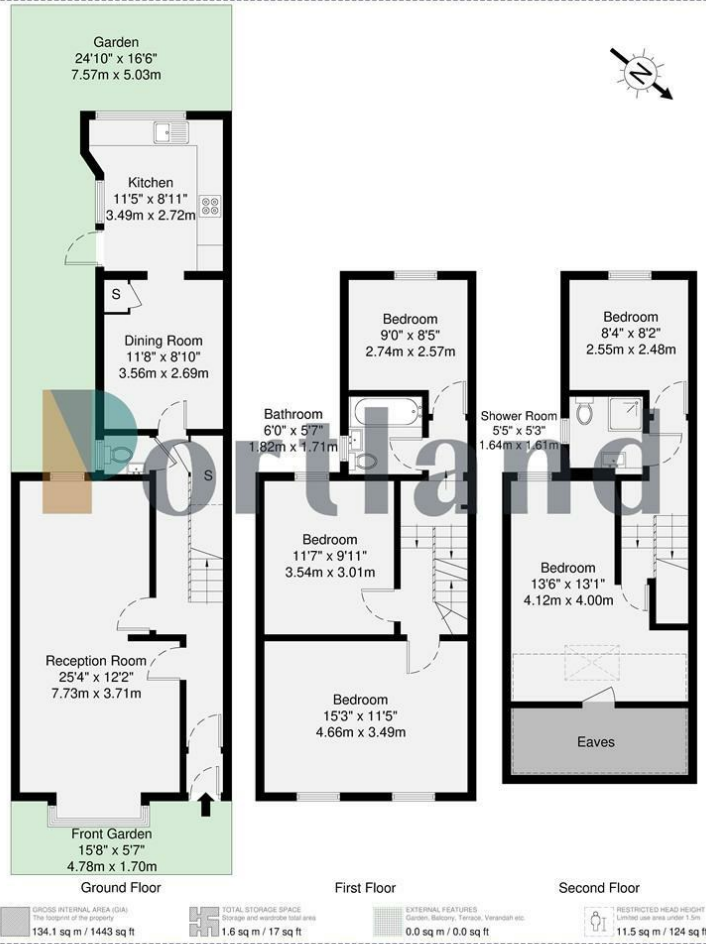




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GROSS INTERNAL AREA
134.1 sq m / 1443 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

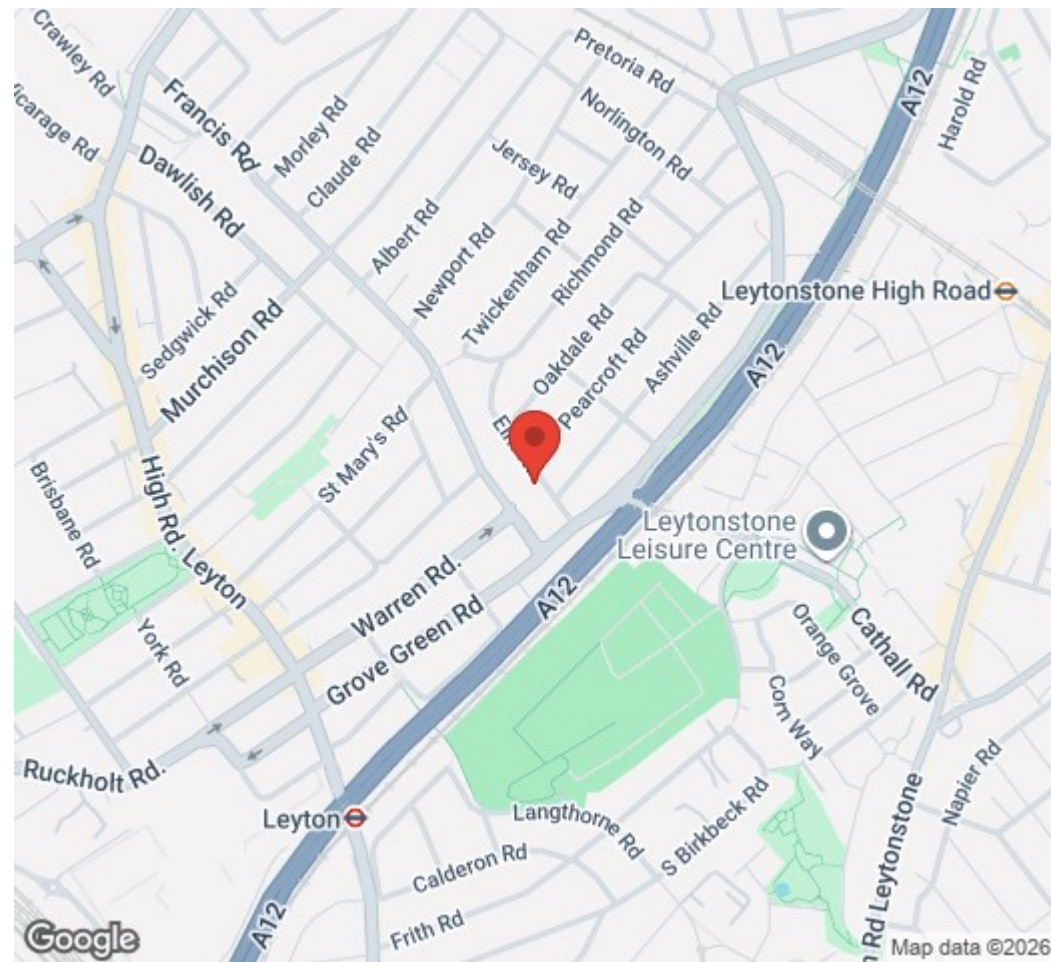


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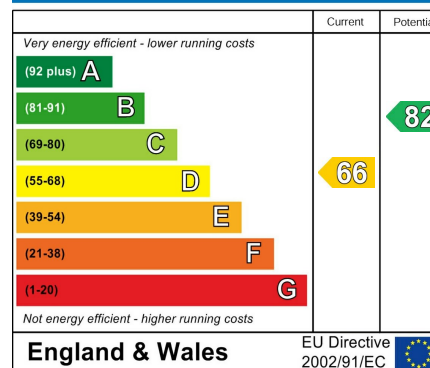
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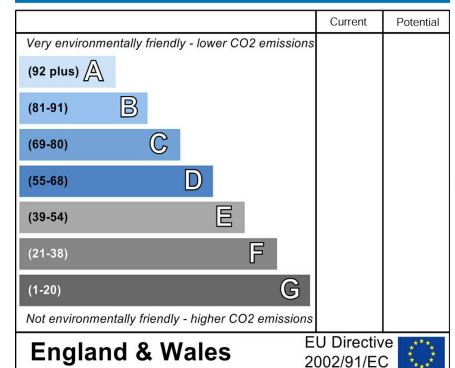
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.