



Directions

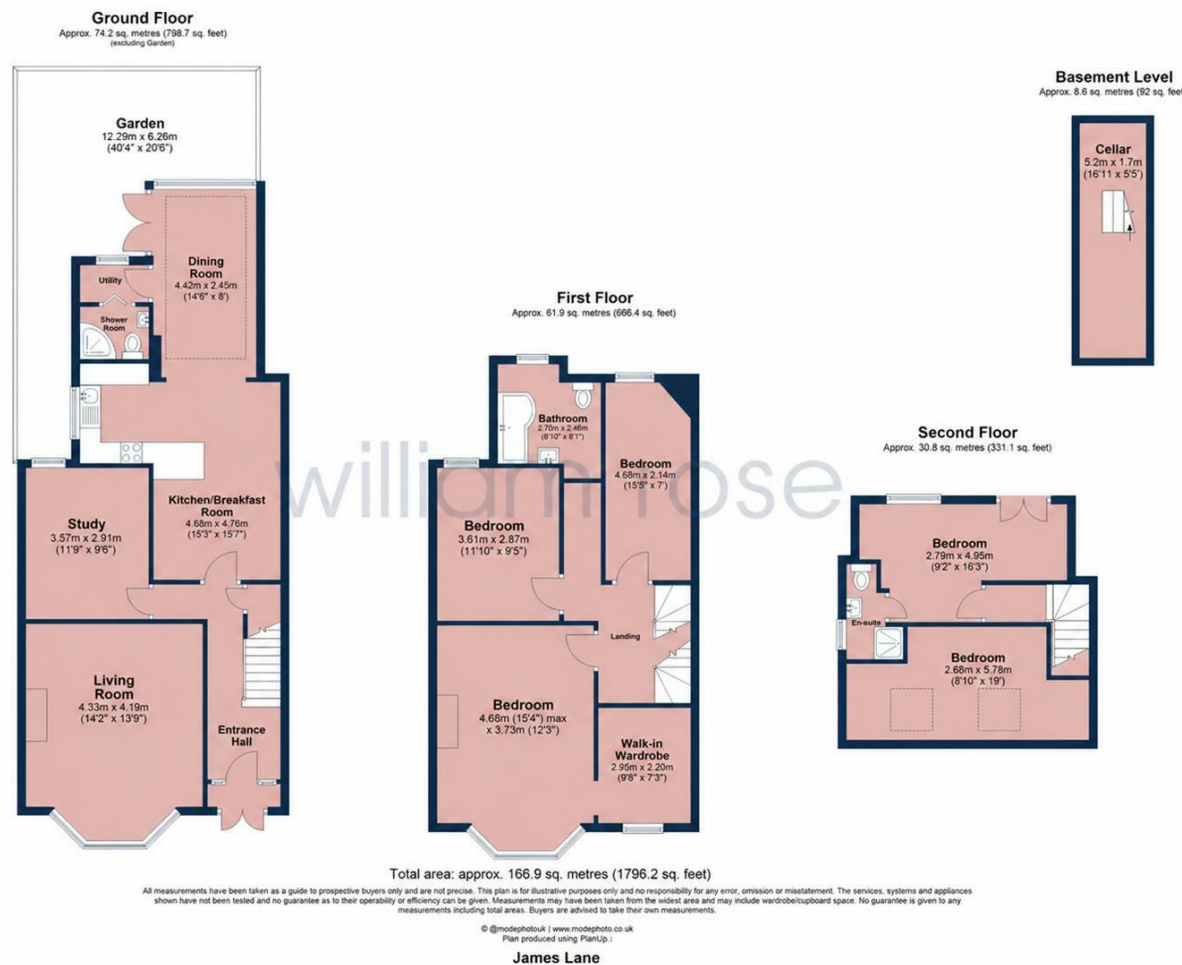
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D

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



52 James Lane, Leyton, London, E10 6HL

Guide Price £950,000

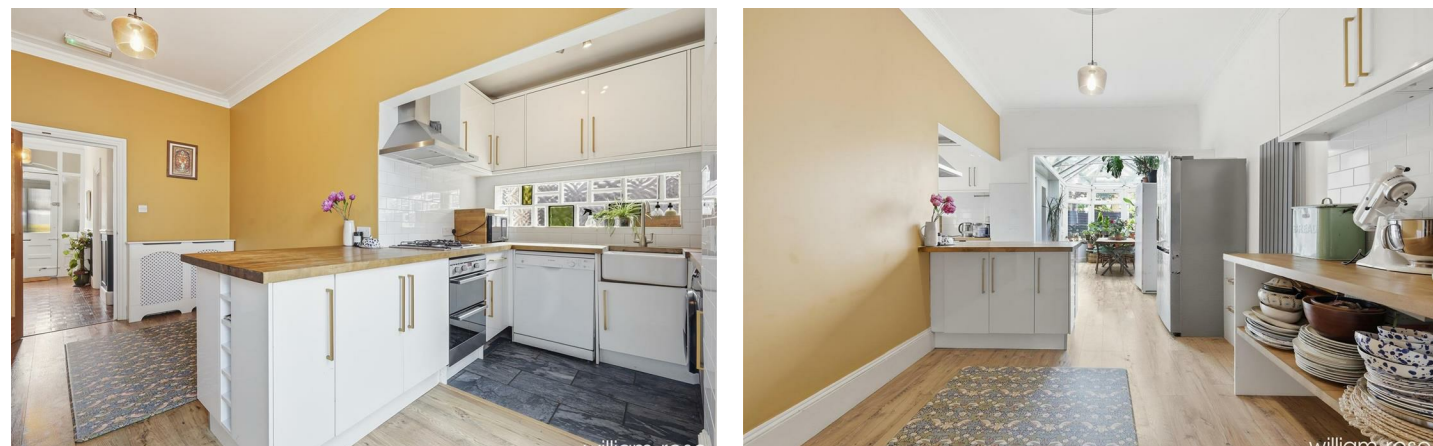
- Substantial period end-of-terrace family home
- Five double bedrooms
- Two bathrooms plus ground-floor shower room
- Separate study, ideal for home working
- Side access and home gym space
- Arranged over three spacious floors
- Principal bedroom with walk-in wardrobe
- Large kitchen/breakfast room and dining area
- Private rear garden with two sheds
- Close to Leytonstone, Walthamstow Village and transport links

52 James Lane, London E10 6HL

A substantial period end-of-terrace family home on sought-after James Lane, offering generous accommodation arranged over three floors, a private rear garden with side access, and excellent flexibility for family living. Ideally located close to green open spaces, Leytonstone transport links and Walthamstow Village, the property combines period character, practical space and a desirable Leyton location.



Council Tax Band: D



Situated on the sought-after James Lane in Leyton, this substantial period end-of-terrace family home offers generous accommodation arranged over three floors, along with a private rear garden and the added benefit of side access.

The ground floor provides excellent living and entertaining space, beginning with a welcoming entrance hall leading into a large bay-fronted living room. A separate study offers an ideal work-from-home space, while the impressive kitchen/breakfast room sits at the heart of the home and connects through to a bright dining room overlooking the garden. A utility room and shower room add further practicality to the ground-floor layout.

On the first floor, there are three well-sized bedrooms, all of which can accommodate double beds. The particularly spacious principal bedroom benefits from a bay window and walk-in wardrobe, while there is also a further double bedroom, a generous third bedroom, and a family bathroom completing the first floor.

The second floor offers two additional bedrooms, again both suitable as double bedrooms, with one benefitting from an en-suite. This level would be ideal for guests, older children, or a private principal suite arrangement.

Externally, the property enjoys a sizeable rear garden, ideal for outdoor dining, entertaining, and family use. There are also two useful garden sheds, one of which is currently used as a home gym space, offering excellent flexibility for storage, hobbies, or working out from home. The property's end-of-terrace position and side access further enhance its practicality and appeal.

James Lane is well placed for the green open spaces of Leyton Flats, Hollow Ponds and Epping Forest, while Leytonstone High Road and Leytonstone town centre offer a range of shops, cafés, restaurants and everyday amenities. Walthamstow Village is also within approximately a 15-minute walk, offering a popular selection of coffee shops, restaurants, independent shops and village-style amenities. The area is also popular with families due to its access to local schools, parks and

excellent transport links.

For commuters, nearby transport options include Leytonstone Underground Station and Leyton Midland Road Overground Station, providing convenient connections towards Central London, Stratford, Liverpool Street and beyond. Road links are also strong, with access to the A12, A406 and routes towards the City and Westfield Stratford City.

With generous room sizes, flexible accommodation, multiple bathrooms, period character, and a highly practical layout, this is an excellent family home in a desirable Leyton locatio