



SIGNATURE
PROPERTY LONDON

Matlock Road, Leyton, E10 6BU

Guide Price £675,000 - £700,000

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- Within walking distance of Walthamstow Village's restaurants
- Located on the sought-after Barclay Estate, Upper Leytonstone
- Three reception rooms
- Large south-facing lawn garden
- Excellent location close to schools, parks and transport links
- Three-bedroom Victorian home
- Potential to reinstate as a spacious single-family residence
- Extended kitchen overlooking the garden
- Two bathrooms (one on each floor)
- Near to both Overground and Leytonstone underground (Central Line)



Guide Price: £675,000 – £700,000 Located on the sought-after Barclay Estate in Upper Leytonstone, this three-bedroom Victorian home offers excellent potential for families or investors.

Currently arranged as two flats, it can easily be converted back into a single-family residence. The ground floor features three reception rooms, a bathroom, and an extended kitchen overlooking a generous south-facing garden. Upstairs offers three bedrooms and a further bathroom, with one bedroom currently fitted with removable kitchen units.

Ideally positioned close to Walthamstow Village, Abbots Park and local amenities. Well placed for excellent schools including Barclay Primary (0.2 miles), and within easy reach of Leyton Midland Road (0.5 miles), Walthamstow Central and Leytonstone stations (0.7 miles).

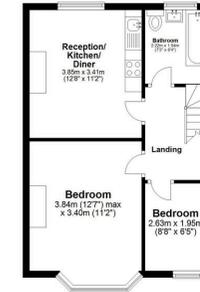




Ground Floor
Approx. 55.1 sq. metres (592.6 sq. feet)



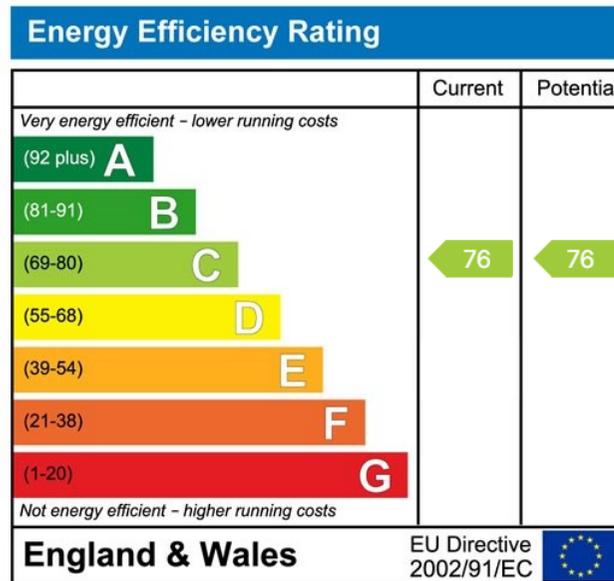
First Floor
Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plans produced using Planity.

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