



**Offers over £650,000**

**TENURE : FREEHOLD**

**Amberley Road, Leyton E10**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Offered Chain Free**

**3 Double Bedrooms**

**Approx 114ft Rear Garden**

**Close to Tube and  
Overground**

**Well regarded local schools**

**easy access to the  
independent cafés**

**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
[info@gracechurch-property.co.uk](mailto:info@gracechurch-property.co.uk) | 02034180580  
Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>



Positioned on a quiet residential turning in Leyton, this larger-than-average three double bedroom period home offers impressive proportions, excellent natural light, and a wonderfully balanced layout ideally suited to modern family living. Extending to approximately 1,100 sq. ft., the property combines period character with comfortable contemporary finishes, while offering further potential for enhancement over time.

The ground floor centres around a bright and expansive through lounge, where a bay-fronted reception flows effortlessly into a dedicated dining area, creating an elegant yet practical space for both everyday living and entertaining. Generous ceiling heights and a neutral palette enhance the sense of openness throughout.

To the rear, a spacious fitted kitchen provides extensive storage, worktop space and room for appliances. The kitchen opens directly onto the standout feature of the home, a remarkable approximately 114 ft private rear garden. Rare for the area, this substantial outdoor space offers exceptional potential for landscaping, outdoor dining, family use or future extension potential (subject to the usual consents).

The family bathroom is conveniently located on the ground floor and is finished in a contemporary style, offering both bath and shower facilities.

Upstairs, the split-level first floor comprises three well-proportioned double bedrooms, each offering comfortable accommodation with ample space for wardrobes and additional furnishings. The arrangement provides a practical and well-separated layout, ideal for families or those requiring flexible working space.

### **Location**

Amberley Road is a quiet residential street ideally positioned between Leyton and Walthamstow, an increasingly sought-after pocket popular with young professionals and families alike. The property enjoys easy access to the independent cafés, restaurants and boutique shops of both areas, including the ever-popular Walthamstow Village.

Excellent transport links are within walking distance, with Leyton Midland Road Overground and Walthamstow Central Underground (Victoria Line) providing fast connections into Central London. The area is also well regarded for its selection of schools, including Barclay Primary School and Thomas Gamuel Primary, alongside a wealth of nearby green spaces such as Leyton Manor Park, Thomas Gamuel Park, Knotts Green and Hackney Marshes.

### **Finer Details:**

Sellers situation: Chain Free

Mid Terrace

3 Double Bedrooms

Controlled street parking

Freehold

Council Tax Band: D (£2,277.65 p/yr)

Borough: Waltham Forrest

### **Services:**

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast: 1800 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

**Gracechurch Property Services**

13 Empire Parade, Edmonton, London, N18 1AA

info@gracechurch-property.co.uk | 02034180580

Website: <http://gracechurch-property.co.uk> &

<http://gracechurch-unique.co.uk>

**GRACECHURCH**  
PROPERTY SERVICES



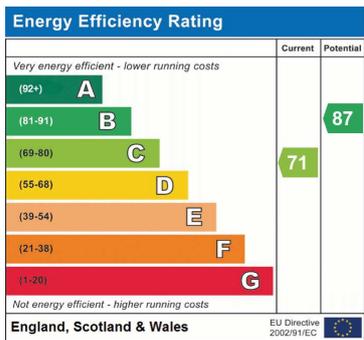
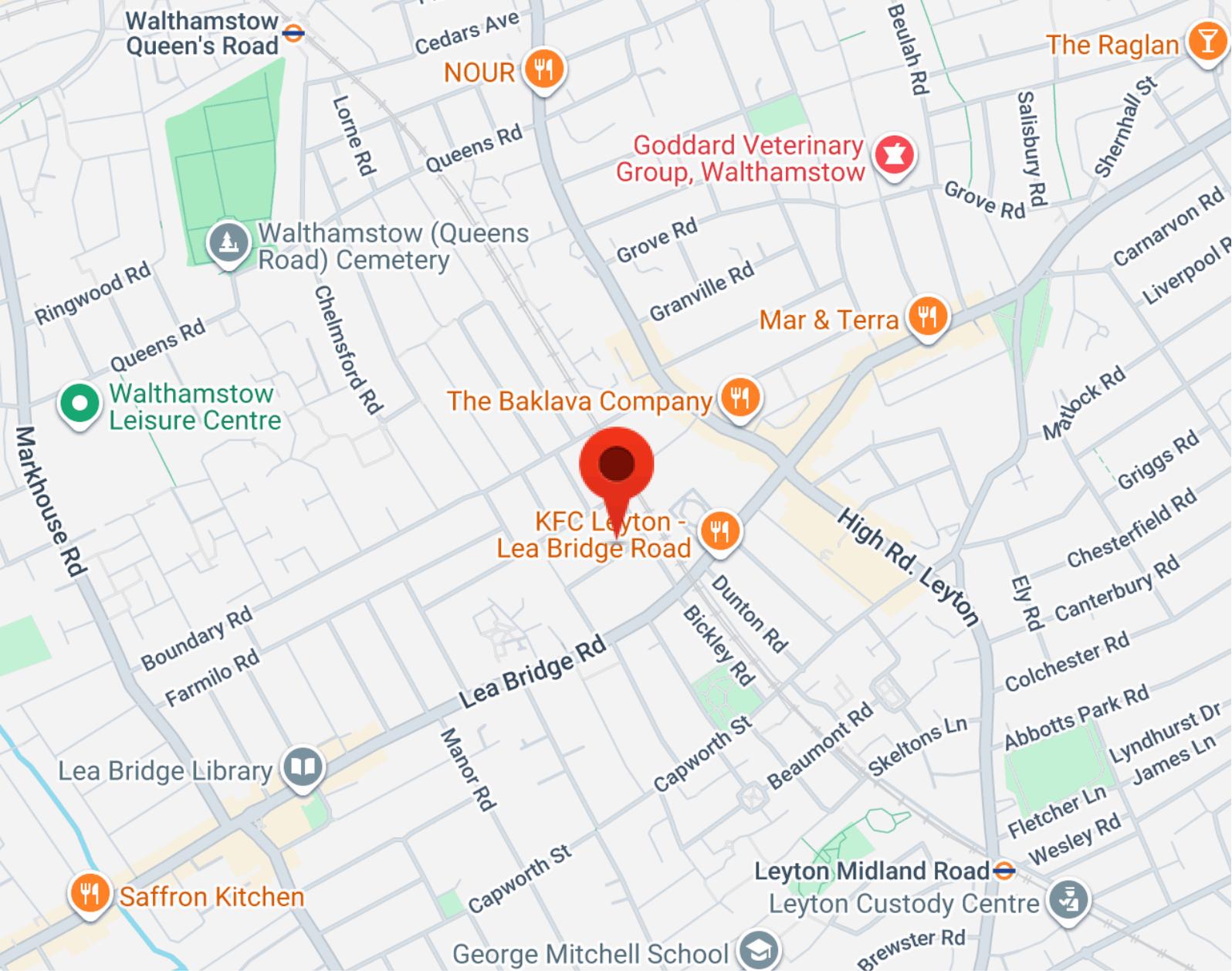
**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
info@gracechurch-property.co.uk | 02034180580  
Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>





Gracechurch Property Services  
13 Empire Parade, Edmonton, London, N18 1AA  
info@gracechurch-property.co.uk | 02034180580  
Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>





Address: Amberley Road, Leyton E10

**Gracechurch Property Services**  
 13 Empire Parade, Edmonton, London, N18 1AA  
 info@gracechurch-property.co.uk | 02034180580  
 Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>

