



James Lane, Leytonstone

£800,000 - £850,000



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PROPERTY PARTNERS

## James Lane, Leytonstone

Charming 3-Bedroom Edwardian Home in Upper Leytonstone –  
Guide Price £800,000-£850,000

Nestled in the highly sought-after Upper Leytonstone area, this delightful 3-bedroom Edwardian house offers a wonderful opportunity to create your dream family home. With its period charm and prime location, this property is perfect for those looking to embrace timeless elegance and add their personal touch.

The ground floor features two separate reception rooms, providing versatile spaces for relaxation and entertaining. A functional kitchen leads to a lovely family garden with a well-maintained lawn, ideal for outdoor activities. Upstairs, the accommodation includes three bedrooms and a family bathroom with a charming freestanding bath. Throughout the home, you'll find original period features, including natural wooden flooring, Victorian fireplaces, and stunning details that capture the character of the Edwardian era.

Located just a short walk from Leytonstone Underground Station, the property is ideally situated for excellent transport links. The surrounding area offers a wealth of amenities, including the vibrant shops, trendy cafes, and convenient services along James Lane. Popular bakeries, boutique stores, and charming eateries create a welcoming community feel, while nearby Leytonstone High Road provides supermarkets and a diverse range of retail options. For leisure, the stunning Hollow Ponds Boating Lake and Epping Forest are perfect for scenic walks, picnics, and family outings. Additionally, Whipps Cross Hospital and well-regarded local schools are easily accessible, making this home ideal for families.

With some minor updating, this property has the potential to become a truly exceptional family residence. Don't miss this rare opportunity to own a characterful home in one of Leytonstone's most desirable locations. Arrange a viewing today!





## Living Room

This charming living room is a perfect blend of character and warmth, offering a cosy yet stylish retreat. The centerpiece is an elegant Victorian fireplace, complete with intricate detailing, that effortlessly draws the eye and creates a timeless focal point. The rich wooden floors add a touch of natural beauty and warmth, perfectly complementing the room's classic features. High ceilings and large double glazed windows allow plenty of natural light to flood the space, enhancing its airy and inviting atmosphere. Whether you're unwinding with a good book or entertaining guests, this living room is sure to impress with its period charm and modern functionality.

## Dining Room

This delightful dining room combines charm and functionality, featuring a characterful chimney breast and rich wooden floors that add warmth and style. Double doors open directly onto the garden, seamlessly blending indoor and outdoor living, perfect for entertaining or enjoying peaceful al fresco moments. A versatile space that's full of potential, ideal for both intimate dinners and lively gatherings.



## Kitchen

This sleek, modern kitchen is both stylish and practical, featuring contemporary fittings and easy-to-maintain tiled floors. A double-glazed door opens onto the garden, inviting natural light while offering seamless access to outdoor spaces. Perfect for cooking, dining,

## Garden

This south-facing family garden offers plenty of potential, with a lush lawn ideal for outdoor activities and relaxation. A small patio area provides space for seating or barbecues, though it could benefit from some repairs to maximize its use. At the end of the garden, a handy shed offers additional storage, making this outdoor space both practical and full of possibilities.

## Bedroom 1, 2 and 3

The property offers three charming bedrooms, each with unique Victorian character and warm wooden floors. The two spacious double bedrooms feature elegant chimney breasts and large double-glazed windows, creating bright, airy spaces with a touch of period charm. The third is a cosy single bedroom, perfect as a child's room, home office, or guest room, maintaining the home's timeless appeal.

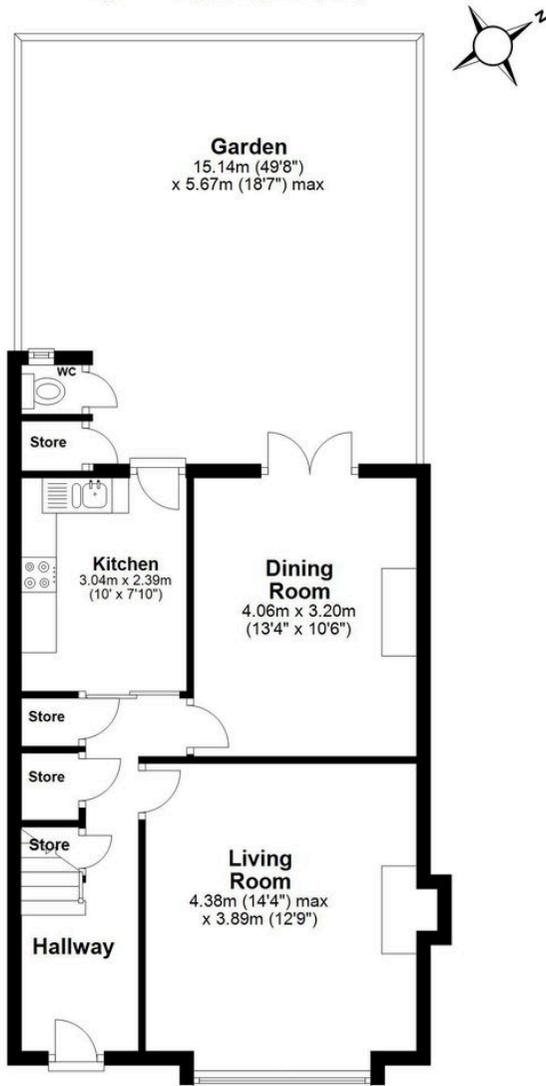
## Bathroom

This elegant first-floor bathroom combines modern convenience with classic charm. It features tiled flooring and half-tiled walls for a clean and stylish look. The centerpiece is a stunning freestanding Victorian bath, perfect for relaxing soaks. A large double-glazed window floods the space with natural light while maintaining privacy, creating a bright and inviting atmosphere.



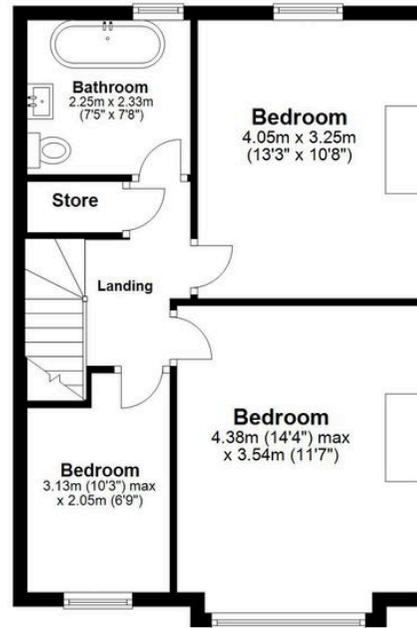
### Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



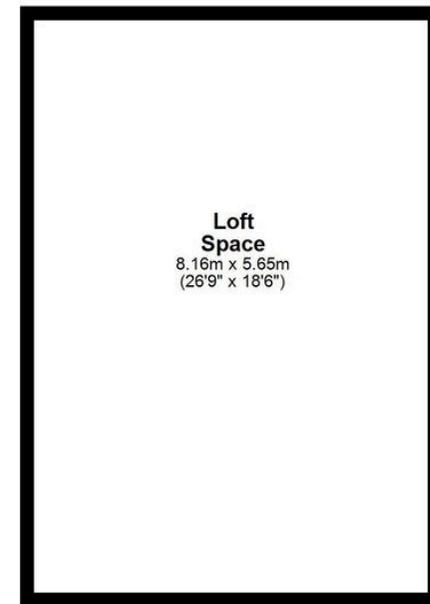
### First Floor

Approx. 47.3 sq. metres (509.7 sq. feet)



### Second Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 142.2 sq. metres (1530.7 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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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