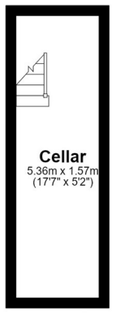
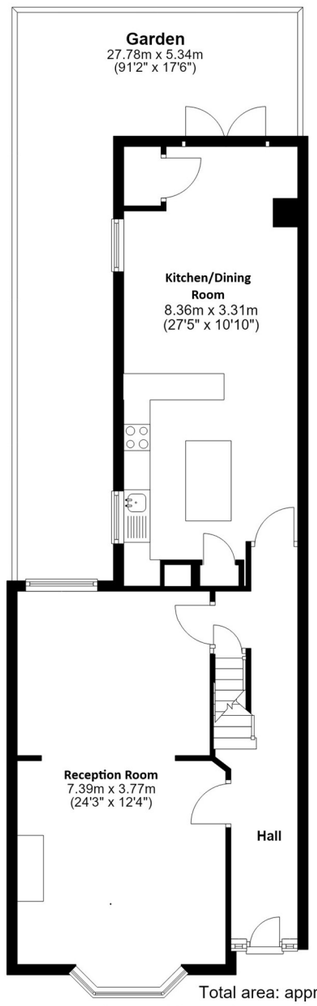
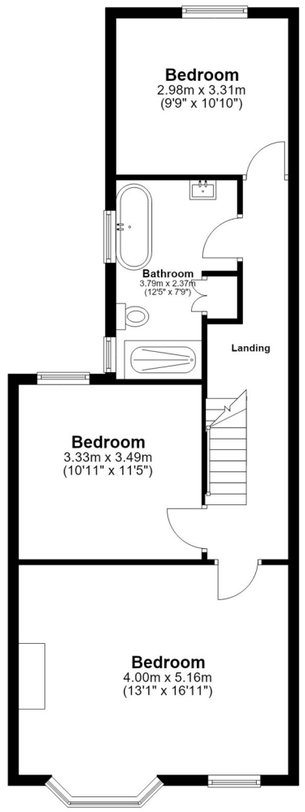
Basement
Approx. 8.4 sq. metres (90.5 sq. feet)



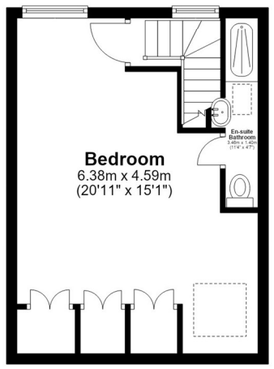
Ground Floor
Approx. 64.9 sq. metres (698.5 sq. feet)
(excluding Garden)



First Floor
Approx. 61.6 sq. metres (663.5 sq. feet)



Second Floor
Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 164.5 sq. metres (1771.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Preston Road

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www.pettyson.co.uk

PETTY SON & PRESTWICH
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Preston Road, Leytonstone

Asking Price £1,100,000 Freehold

- Four bedroom Victorian house
- Stunning condition
- Contemporary bathroom and ensuite
- Cellar
- Upper Leytonstone
- Large kitchen/diner
- 0.6 miles to Leytonstone Underground Station

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Preston Road, Leytonstone

SOLD BY PETTY SON & PRESTWICH Proudly positioned in one of Upper Leytonstone's most desirable locations, Petty Son & Prestwich are delighted to offer this beautiful four-bedroom Victorian home, beautifully marrying original period character with sophisticated contemporary design.

4 | 2 | 2 | C | Council Tax Band: E







Set along the peaceful no-through road of Preston Road, the property enjoys a wonderfully private setting, with Epping Forest at the end of the road and Leytonstone Underground Station just 0.6 miles away, providing Central line services into the City and West End.

The handsome yellow-brick façade, elegant bay and sash windows, established front garden and distinctive front door create an immediate sense of charm and individuality. Inside, the original Victorian features including high ceilings, picture rails and generous bay windows provide an elegant architectural backdrop to a beautifully curated interior, where rich colour, natural materials and contemporary finishes have been combined to create a home that feels both sophisticated and effortlessly inviting.

The impressive double-aspect through reception room is flooded with natural light and features a characterful fireplace. A generous bay window, framed by plantation shutters, complements the rich blue walls and warm oak flooring, creating a refined and wonderfully atmospheric entertaining space.

At the heart of the home is a superb bespoke kitchen/diner. Cream handleless cabinetry, contrasting dark worktops and timber island create a striking yet timeless scheme, while clever zoning subtly separates the kitchen and dining areas without compromising the sense of space. Glazed patio doors open directly onto the garden, creating a seamless connection between the entertaining spaces and outdoors. A cellar and useful storage complete the ground floor.

The first floor provides three beautifully presented double bedrooms, with the principal bedroom spanning the full width of the house and featuring two windows, including an impressive bay. The family bathroom is a particular highlight, styled with an understated boutique-hotel aesthetic. A generous walk-in double shower sits alongside a luxurious freestanding bath, complemented by elegant fittings and calming sky-blue tiling.

The fourth bedroom occupies the thoughtfully designed loft conversion and benefits from fitted storage and a stylish contemporary en-suite shower room, finished with distinctive patterned blue and white floor tiles. Outside, the mature rear garden is equally well considered, combining established planting, lawn and a contemporary patio to create a private and stylish setting for entertaining or relaxing.

Beautifully presented throughout and ready to move straight into, this is a truly characterful Victorian home where gorgeous styling, thoughtful design and original period features come together seamlessly.

EPC Rating: C69
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
24'3" x 12'4"

Kitchen/Dining Room
27'5" x 10'10"

Bedroom
13'1" x 16'11"

Bedroom
10'11" x 11'5"

Bedroom
9'9" x 10'10"

Bedroom
20'11" x 15'1"