



Total area: approx. 100 sq. metres (1076.39 sq. feet)

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High Road



High Road Leyton, Stratford Offers In Excess Of £725,000 Freehold

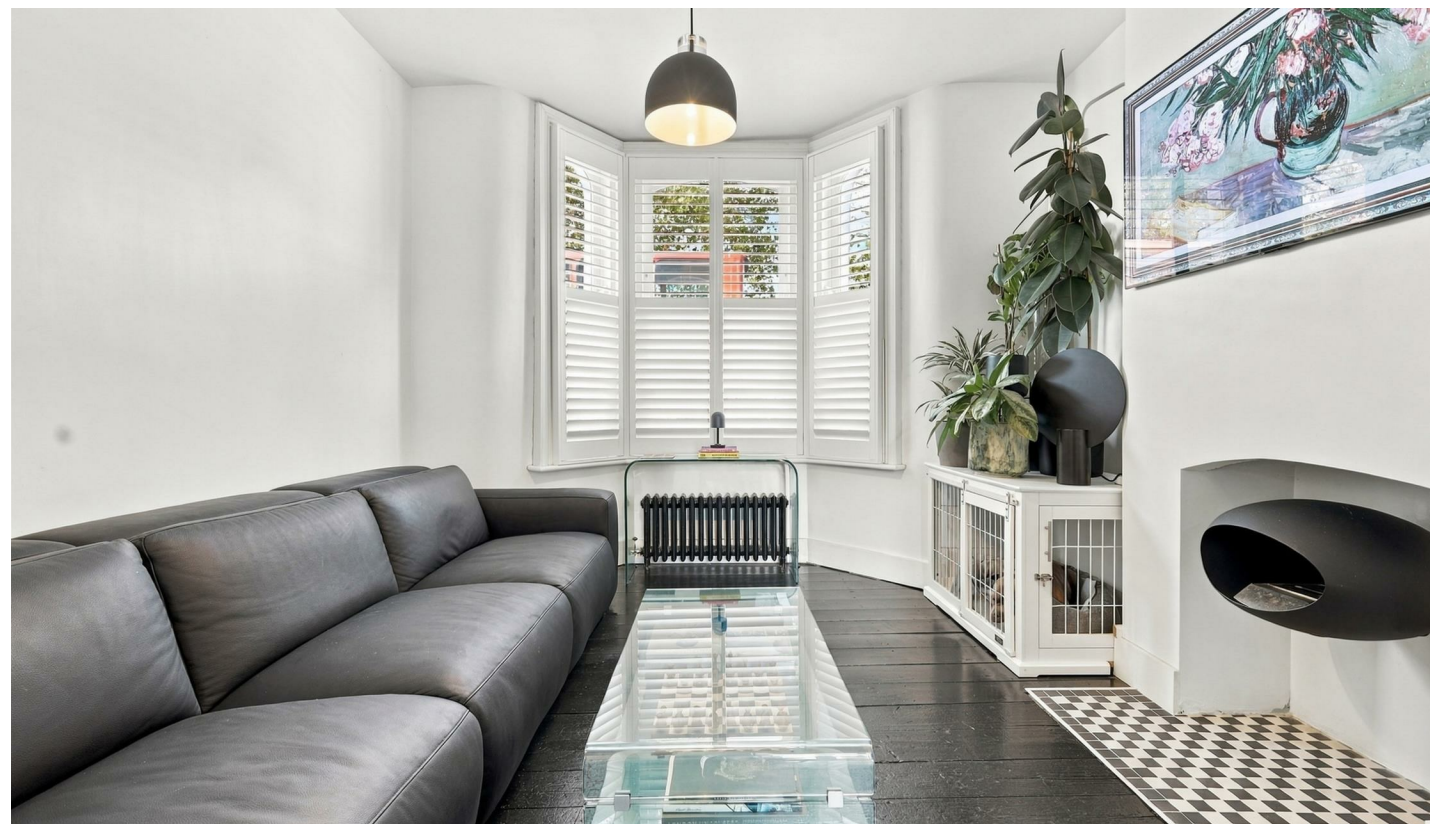
- Victorian house
- Three bedrooms
- Modern and stylish throughout
- 0.4 miles from Leyton Station
- Fitted wardrobes
- Central location
- Downstairs shower room with WC

High Road Leyton, Stratford

Overlooking open green space and moments from local shops, cafés and excellent transport links, Petty Son & Prestwich are delighted to present this elegant three-bedroom Victorian house, combining period character with thoughtful contemporary design.



Council Tax Band: C



Bordering both Stratford and Leyton, the property enjoys a particularly convenient setting directly opposite Drapers Field Recreation Ground, while the High Road provides easy access to a wealth of shops, cafés and restaurants. The Olympic Park is approximately half a mile away, with Hackney Marshes, Westfield Shopping Centre and Hackney Wick also within easy reach. Transport links are excellent, with Leyton Central Line Station approximately 0.4 miles away and Stratford International around 0.6 miles which benefits from the Elizabeth Line.

The property is well positioned for a range of well-regarded schools, with Colegrave Primary School, Maryland Primary School and Sarah Bonnell School all within easy reach.

The house is an attractive Victorian mid-terrace, with a pristine exposed-brick frontage, hardwood sash windows upgraded with acoustic glass and a wealth of original character. Internally, the traditional proportions have been complemented by a series of stylish modern touches.

The reception rooms feature crisp white walls, dark-stained original flooring and retained chimney breasts, alongside a Le Feu bioethanol fireplace, concealed-hinge shutters, dark cast-iron radiators and Crittall-style concertina doors. These allow the reception rooms to remain separate or open seamlessly through to the kitchen, creating a flexible living space.

To the rear, the striking black-and-white kitchen features polished concrete flooring, an Elica downdraft induction hob and a discreetly concealed guest WC. French doors open from both the dining area and kitchen onto the rear garden, where a paved patio leads to a central lawn and raised deck, providing an ideal space for entertaining and relaxing.

The first floor offers three generous bedrooms, with the two larger rooms retaining original cast-iron fireplaces and feature floor-to-ceiling wardrobes. The family bathroom is a particular feature, centred around a statement pink cast-iron bath with half-panelled walls and contrasting black sanitaryware, creating a bold and

contemporary finish.

The property offers ample storage throughout, including useful under-stair storage, additional storage in the dining room, and fitted storage in all three bedrooms. A beautifully presented Victorian home in a highly sought-after Stratford/Leyton location, combining character, modern design and excellent connectivity.

EPC Rating: C70

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room

12'10" x 11'10"

Dining Room

12'10" x 11'10"

Kitchen

18'1" x 9'6"

Bedroom

11'10" x 15'5"

Bedroom

11'6" x 10'2"

Bedroom

11'10" x 6'3"