

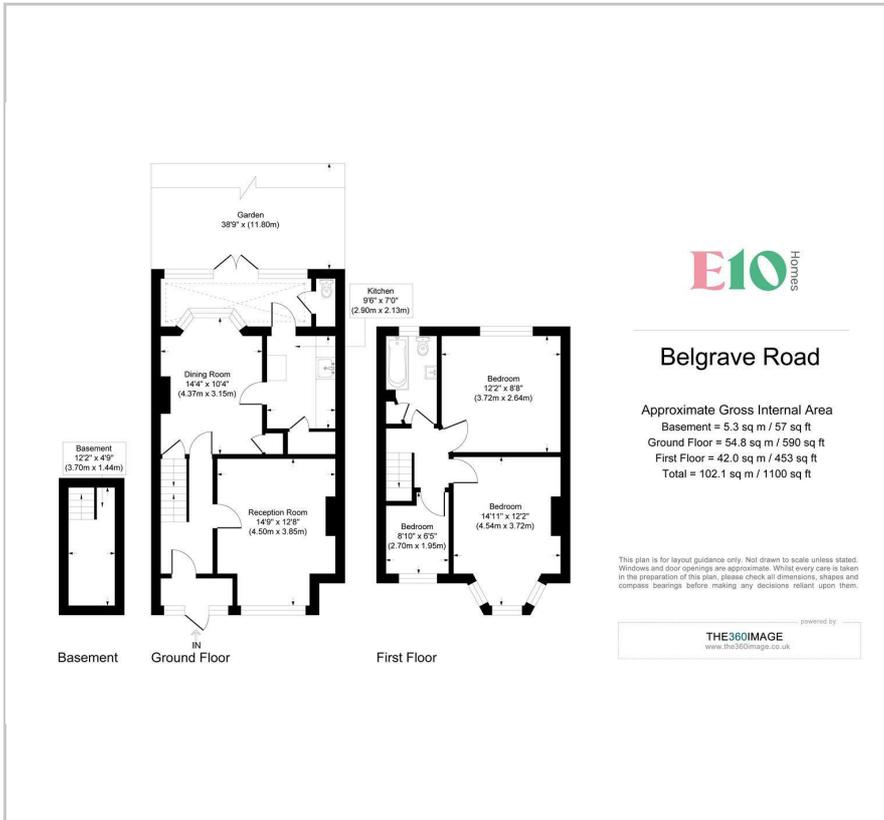


14 Belgrave Road

, London, E10 6LD

Offers in excess of £650,000

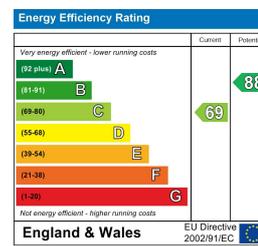
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- COLOURFUL & CHARACTERFUL
- DUAL RECEPTIONS & BASEMENT THROUGHOUT
- POTENTIAL FOR LOFT
- 5 MINS TO FRANCIS ROAD DEVELOPMENT (STPP)
- CHAIN FREE
- FOLLOW US ON INSTAGRAM AT E10HOMES\_LEYTON
- VIEWINGS COMMENCING 20TH SEPTEMBER



A classic three bedroom period family home, full of character throughout and sat just a short walk from Leyton Midland Road station and the colourful coffee spots of Francis Road. There's also a lovingly arranged rear garden and scope for development (STPP).

Hardwood floors and characterful colour palettes define the property inside, with 1100 square feet of living space before any potential extension. There's a basement for storage and a sheltered lean-to lets you enjoy the garden all year round.

Leyton Midland Road overground is just five minutes on foot, for the Gospel Oak to Barking Riverside line. For greenery, Abbots Park and Jack Cornwell Park are both within easy reach, and much loved Francis Road is just five minutes away.

### YOUR NEW HOME

Step onto your modest front yard, setting you nicely back from the road, and you can take in your classic powder grey frontage with flawless original trim.

Inside, a handy storm porch leads onto your hallway, with stairs rising ahead and your nicely bright, 180 square foot through lounge on the right.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

226 Francis Road, Leyton, E10 6NQ

Tel: 02081276490 Email: [info@e10homes.co.uk](mailto:info@e10homes.co.uk) <https://www.e10homes.co.uk>