Sophia Road, Leyton, E10 5AX

OIRO £525,000



Full Description

Attractive mid terraced Edwardian freehold house a stones throw from High Road Leyton situated in a quiet residential street. Conveniently located for commuting into the city with Leyton Midland Road overground station within walking distance. Requires modernisation but has a lot of potential including extending to the rear and into the loft STPP. A well proportioned attractive mid terraced, two storey house situated in the middle of Sophia Road. Conveniently located within walking distance of local bus stops and shops and restaurants on High Road Leyton. There are regular bus services to Leyton/Leytonstone (Leyton & Leytonstone station for central line services to central London and Essex) and Stratford together with London Overground Services at Leyton Midland Road station for services to Gospel Oak or Barking. The property requires complete modernisation. There is a garden to the front and rear of the property. uPVC double-glazed windows throughout. There is also scope to extend at the rear/into the loft subject to obtaining planning permission. There is a gas supply to the property together with gas central heating. There is an electric immersion hot water cylinder on the ground floor. Accommodation Comprises: (See floorplan for dimensions) Key Features: Gas fired central heating. Double glazing. Front and rear gardens Sought after residential location. Chain Free. Important Information Tenure: Freehold Service Charge: N/A Ground Rent: N/A Energy Performance Rating: EPC Rating –

D68 Council Tax: London Borough of Waltham Forest – Band C (£2,121.74 for 2025/2026) Further Information Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. Utilities / Services Mains Electric Supply: EDF Mains Gas Supply: EDF Water Supply: Thames Water Sewage: Thames Water Heating sources: Gas fired boiler Broadband Type: Ultrafast Broadband available. Mobile Signal/Coverage: Good outdoor and indoor for EE , Three, O2 Good outdoor and variable indoor for Vodafone,

Features

- Chain Free
- Freehold
- Sought after road
- Close to transport links
- Coud be extended STPP

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