

Ground Floor

Total Area: 43.5 m² ... 469 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

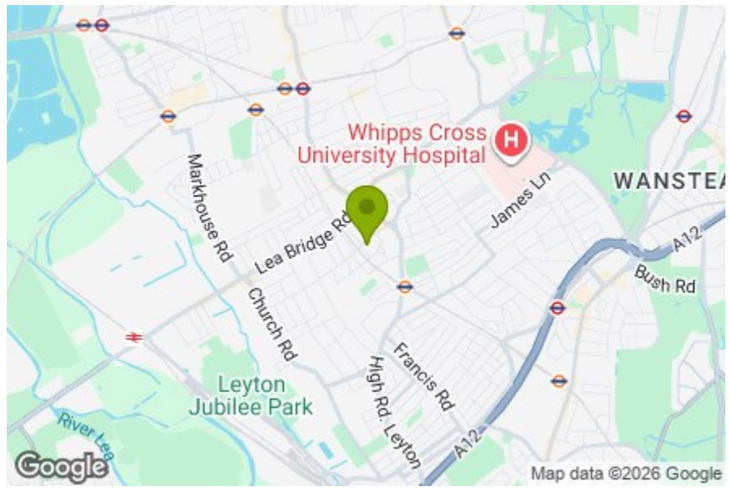
Kitchen
7'0" x 9'8"

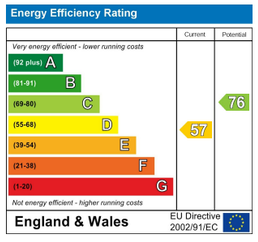
Reception Room
10'4" x 15'3"

Bedroom
8'4" x 15'1"

Bathroom
8'4" x 6'9"

Garden
20'1" x 18'0"





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CAPWORTH STREET, LEYTON

Offers In Excess Of £275,000 Leasehold

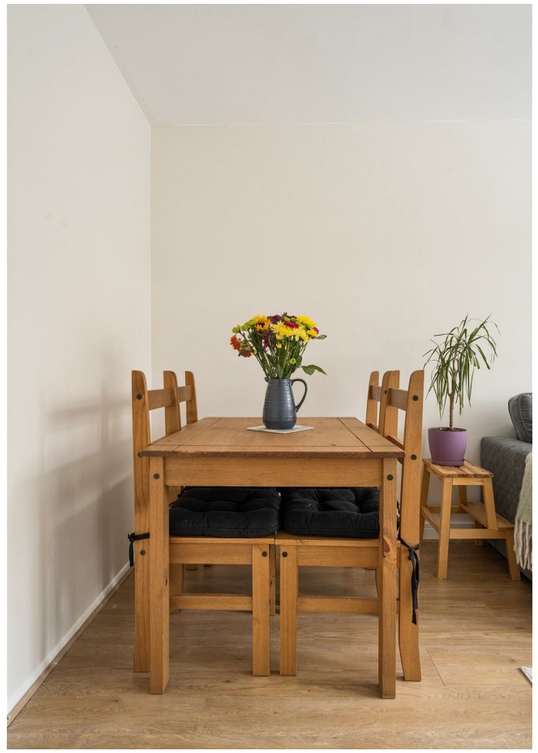
1 Bed Flat

Features:

- One Bedroom
- Ground Floor
- Generous Private Decked Rear Garden
- Approx 469 Square Feet
- Close to Leyton Midland Station
- Beautifully Renovated and Presented
- Ideal for a First Time Buyer

A beautifully renovated one bedroom ground floor home, tucked away in a well-connected pocket of Leyton. With a generous private decked garden, thoughtfully presented interiors and Leyton Midland Road Station nearby, this is a lovely opportunity for first-time buyers looking to settle into a neighbourhood with plenty to explore.

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0203 397 9797















IF YOU LIVED HERE...

Step through the front door and into a hallway, where you'll find a kitchen to your left, finished with white cabinetry, dark worktops and tiled flooring. Beyond, the reception room offers a comfortable setting for everyday living, with warm wood-effect flooring, neutral walls and room for both relaxing and dining. Natural light filters through the rear window, while a door opens onto the garden, making it easy to enjoy the outdoors.

The bedroom sits towards the rear of the property, with rich blue walls bringing a sense of depth and personality to the space. The bathroom is positioned off the hallway, finished with white tiling, a bath with overhead shower and a vanity unit. Beautifully presented throughout, the home offers approximately 469 square feet of well-arranged living space.

Outside, the generous south-facing private garden is a real highlight. Measuring approximately 20 feet at its widest point, it's predominantly decked, with contemporary dark fencing and space for outdoor furniture, morning coffees and hosting summer BBQs with friends. A welcome extension of the living space during warmer months.

WHAT ELSE?

- Leyton Midland Road Station is a short walk away, offering London Overground services along the Suffragette line, with connections towards Walthamstow and beyond.

- Just a three-minute walk away, the arches on Tilbury Road are home to a growing collection of independent cafés, bakeries and bars, perfect for weekend coffees, fresh pastries or an evening drink.

- Leyton Jubilee Park offers open green space, walking routes and room to unwind, while the wider Leyton neighbourhood has plenty of independent cafés, pubs and local amenities to discover.



WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. With great private outdoor space for BBQs and relaxing, plus bars, restaurants and shops close by, there's plenty to enjoy both at home and around the neighbourhood.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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