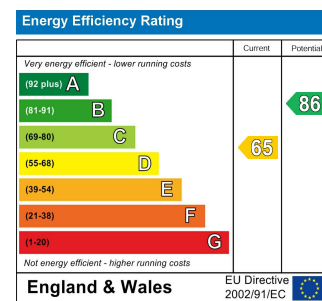
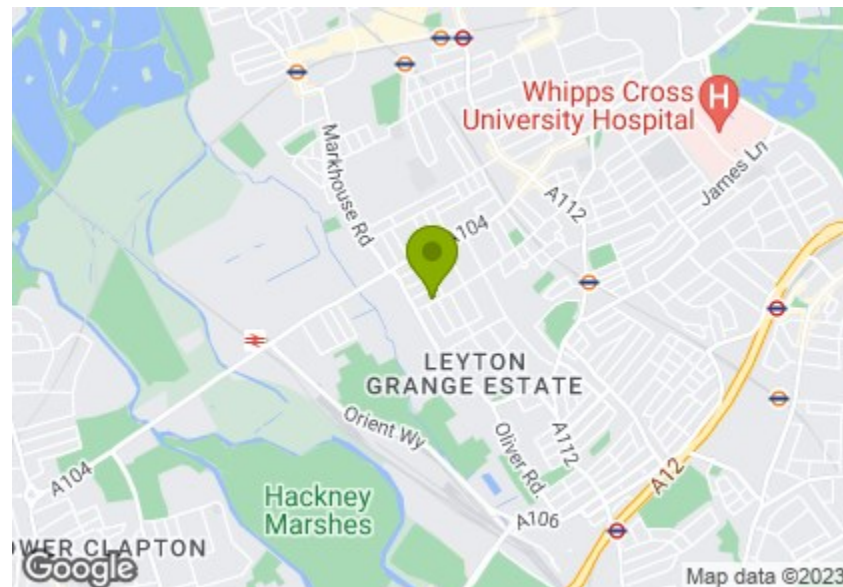


Capworth Street, E10



Total Area: 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup> (excluding cellar, eaves storage)  
All measurements are approximate and for display purposes only



## CAPWORTH STREET, LEYTON Offers In Excess Of £900,000 Freehold 4 Bed House - Terraced



### Features:

- Four Bedrooms
- Immaculately Presented
- Victorian Mid Terrace
- Chain-free
- Zinc Loft Conversion
- Short Walk to Leyton Jubilee Park
- Proximity to Leyton Midland Road Station

A masterfully-restored four-bedroom Victorian mid-terrace home, full of striking yet thoughtful features - and located in an excellent spot between Jubilee Park and Leyton Midland Road station.

Highlights include the leafy garden, converted loft, large cellar space, two stylish bathrooms, beautiful kitchen and bright double reception space. The fact that it's being offered chain-free is yet another fantastic bonus.

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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home - every inch is immaculate, from all the bespoke carpentry to the sublime decor. And because the design is so timeless, it will still have the wow-factor in many years to come.

The dual aspect double reception space is bright and airy due to the grand scale, but the alcove nooks create the kind of cosy feeling anyone would want in their living area. The decor is immaculate, while the ornate beading gives a nod to the era the home was original designed, something the bespoke carpentry also pays tribute to.

At the rear you'll find your beautiful kitchen, where features range from the ceramic butler basin and glossy metro brick tiles to the timber worktops and pristine units. The integrated appliances will be particularly convenient, and you'll love the view from the window. The sizeable garden has been thoughtfully landscaped, with horizontal slatted fencing and leafy climbers adding an air of seclusion to the lawn and gravel patio. The perfect spot to enjoy a drink.

Head back inside, beyond your cellar access and up to the first floor, and you'll find two immaculate double bedrooms (one with bespoke storage designed around the original fire surround), as well as a beautifully designed bathroom, complete with a freestanding roll-top bath, a vintage-style washstand basin and timber panelling - it's all so beautiful you won't want to leave.

In the exceptionally designed loft you have another two bedrooms - both with pristine decor, as well as another bathroom.

Beyond your charming front door, you'll love exploring your new area. Just 18 minutes away, you'll find Francis Road, where you'll be spoilt for choice when it comes to dynamic eateries or independent stores to browse. And 10 minutes in the other direction, you'll reach the sprawling Jubilee Park (Waltham Forest's largest park, no less), a hub for sport, play and relaxation.

Or head a few blocks north to Lea Bridge Road, which has become an awesome new hot spot for independents, such as eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery - a great choice for a new local.

WHAT ELSE?

-Leyton Midland Road station is a 16 minute walk for the Gospel Oak to Barking line, while Lea Bridge station is 18 minutes. Bus routes are also plentiful, and there's a great infrastructure for cycling, meaning you can easily hop to Walthamstow or Clapton.

-After a huge rebuild, the Lee Valley Ice Centre recently reopened, offering a range of sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-Parents will be pleased to know you have plenty of great schools in the area.



A WORD FROM THE OWNER...

"Capworth Street is part of the new trendy and upcoming Lea Valley EAST & E10 area for professionals and families alike. Commute into Central London (Farringdon or Tottenham Court Road) is now possible within 30 35 minutes from door to door due to the new Elizabeth Line from Stratford. Central & Victorian line very easy to reach by 58,158. Schools & Nurseries are in walking distance. Walthamstow is only a 10 minute walk and Patchworks is right on your door step for Music events, Pizza and Beers and lovely hangouts on the weekend. Hackney Marshes are 5-10 minutes walk, New restaurants like Bamboo Matt, supermarkets & new local Italian wine & Deli shops have started to influence the local area and making it a fun place to live."

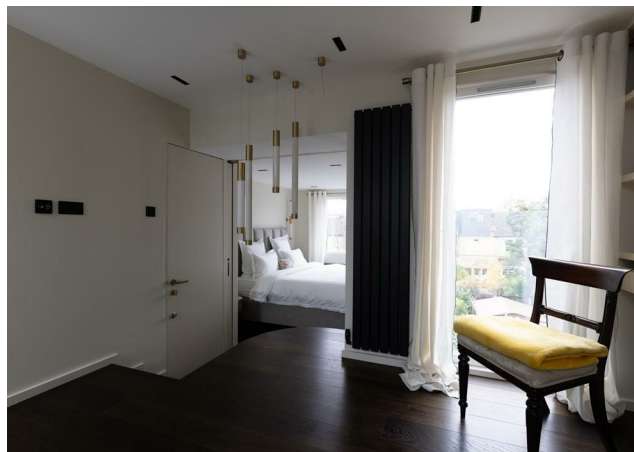
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**Cellar**  
7'10" x 22'4"

**Bedroom**  
9'6" x 10'11"

**Reception Room**  
11'6" x 11'0"

**Bathroom**  
8'9" x 11'2"

**Reception Room**  
12'5" x 10'10"

**Bedroom**  
11'8" x 15'1"

**Kitchen**  
8'9" x 11'2"

**Ensuite**

**Bedroom**  
15'0" x 10'11"

**Bedroom**  
8'1" x 10'1"



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