



**Guide Price**  
**£600,000**

**Freehold**

3x  2x  2x 

**William Street, Leyton,**  
**E10**





## Main features

- Lovely period family home
- Large through lounge
- Good condition throughout
- Located in the desirable area of Bakers Arms in Leyton
- Room to extend subject to the usual planning permissions/ building regulations

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/ Diner : 25'4 x 10'7 (7.73m x 3.23m)

Kitchen/ Dining Area : 13'0 x 9'8 (3.97m x 2.95m)

Shower room : 5'11 x 5'9 (1.80m x 1.75m)

### FIRST FLOOR

Hallway

Bedroom 1: 13'11 x 13'8 (4.24m x 4.17m)

Bedroom 2: 11'4 x 8'8 (3.46m x 2.64m)

Bedroom 3: 8'8 x 6'11 (2.64m x 2.11m)

Bathroom : 5'9 x 4'2 (1.75m x 1.27m)

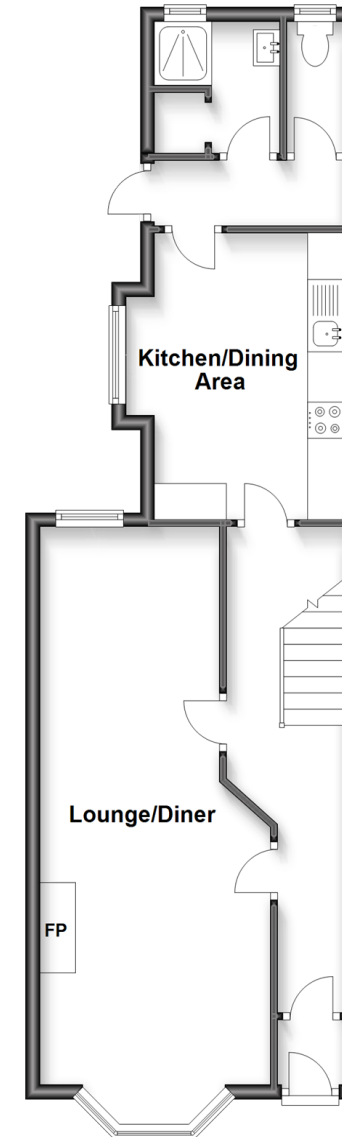
### OUTSIDE

Front Garden

Rear Garden

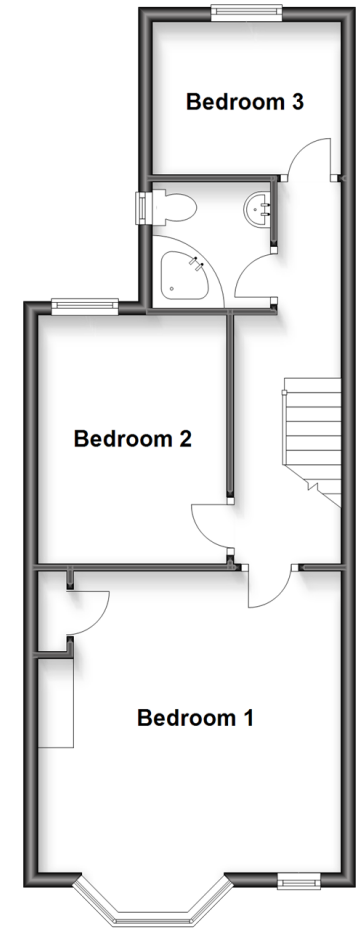
### Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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