

**Price**

**£700,000**

**Freehold**

4x  2x  2x 

**Malta Road, Leyton, E10**





## Main features

- Larger than average period house
- Close to Leyton Jubilee Park
- Fully functional cellar
- Within walking distance of local amenities
- Selection of schools in the area
- Potential to extend, subject to planning permissions

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 11'4 x 10'6 (3.46m x 3.20m)  
 Dining Area: 11'4 x 10'6 (3.46m x 3.20m)  
 Family Area: 11'3 x 10'9 (3.43m x 3.28m)  
 Kitchen : 11'6 x 8'2 (3.51m x 2.49m)  
 Storage Room  
 Shower Room

### LOWER GROUND FLOOR

Cellar: 21'8 x 13'0 (6.61m x 3.97m)

### FIRST FLOOR

Landing  
 Bedroom 2: 14'0 x 11'1 (4.27m x 3.38m)  
 Bedroom 3: 11'2 x 8'6 (3.41m x 2.59m)  
 Bedroom 4 : 9'0 x 6'0 (2.75m x 1.83m)  
 Bathroom

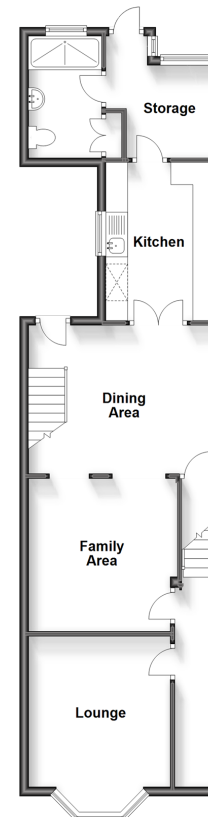
### SECOND FLOOR

Landing  
 Bedroom 1: 17'0 x 12'6 (5.19m x 3.81m)

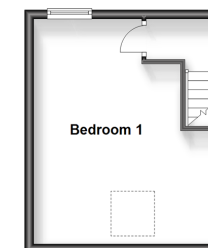
### OUTSIDE

Front Garden

**Ground Floor**  
 Approx. 64.4 sq. metres (693.4 sq. feet)



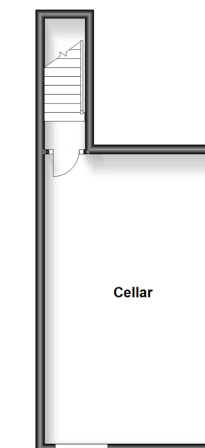
**Second Floor**  
 Approx. 21.5 sq. metres (231.8 sq. feet)



**First Floor**  
 Approx. 39.6 sq. metres (426.7 sq. feet)



**Lower Ground Floor**  
 Approx. 28.7 sq. metres (308.5 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



53117327/20230930/KS/S