Capworth Street, Leyton, E10
£480,000 - Freehold

3 bedrooms, 1 Bathroom

Preliminary Details

***GUIDE PRICE £480,000 - £500,000*** Portico are pleased to offer for sale this mid terrace Victorian home to the market. The accommodation comprises cellar, two reception rooms, kitchen and family bathroom room to the ground floor. To the first floor there are three good size bedrooms. Externally there is a good size rear garden. Capworth St is located within a short walk of Lea Bridge Road with an abundance of local amenities to include cafe’s restaurant’s general stores. The property does require some modernisation and updating throughout. Viewing is highly recommended to fully appreciate the potential on offer with this spacious family home.

Key Features

- ***GUIDE PRICE £480,000 - £500,000***
- Cellar Room
- Ground Floor Bathroom
- Good Size Garden
- Mid Terrace Family Home
- Two Reception Rooms
- Requires Updating
Area Overview

Leyton is a great area in which to live. With fantastic transport links, the Central Line station will get you to Bank in 15 minutes, Oxford Circus in 23 minutes and Canary Wharf in 17 minutes, making it a handy location for commuters. There is also the Overground Station between Gospel Oak and Barking and plenty of bus links to help transport residents around East London. There’s plenty to do in the area, with the nearby Olympic Park, Hackney Marshes and Epping Forest offering a rural retreat from the city. There’s plenty of parks and areas of nature, such as Coronation Gardens, Sidmouth Park and the Water Works Nature Reserve to escape with the family. If you need local amenities, though, you’re within close proximity to Westfields at Stratford for shops, eateries and a bustling nightlife.

Nearest Stations

- Leyton Midland Road (0.6M)
- Lea Bridge (0.7M)
- Walthamstow Queens Road (0.9M)
Energy Efficiency Rating & Environmental Impact (CO₂) Rating

- **Energy Efficiency Rating**
  - Very efficient: lower running costs (92-100)
  - Efficient: lower running costs (81-91)
  - Good: lower running costs (69-80)
  - Adequate: lower running costs (55-68)
  - Poor: lower running costs (39-54)
  - Inadequate: lower running costs (21-38)
  - Not efficient: higher running costs (1-20)

- **Environmental Impact (CO₂) Rating**
  - Very environmentally friendly: lower CO₂ emissions (92-100)
  - Environmentally friendly: lower CO₂ emissions (81-91)
  - Average: lower CO₂ emissions (69-80)
  - Poor: lower CO₂ emissions (55-68)
  - Inadequate: lower CO₂ emissions (39-54)
  - Not environmentally friendly: higher CO₂ emissions (21-38)
  - Not environmentally friendly: higher CO₂ emissions (1-20)

---

**Council Tax Bands**

<table>
<thead>
<tr>
<th>Council</th>
<th>Band A</th>
<th>Band B</th>
<th>Band C</th>
<th>Band D</th>
<th>Band E</th>
<th>Band F</th>
<th>Band G</th>
<th>Band H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waltham Forest</td>
<td>£ 1,077</td>
<td>£ 1,256</td>
<td>£ 1,436</td>
<td>£ 1,615</td>
<td>£ 1,974</td>
<td>£ 2,333</td>
<td>£ 2,692</td>
<td>£ 3,230</td>
</tr>
<tr>
<td>Average</td>
<td>£ 934</td>
<td>£ 1,060</td>
<td>£ 1,246</td>
<td>£ 1,401</td>
<td>£ 1,713</td>
<td>£ 2,024</td>
<td>£ 2,335</td>
<td>£ 2,803</td>
</tr>
</tbody>
</table>

---

**Disclaimer**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The copyright of all details, photographs and floor plans remain exclusive to Portico.
Perky Blenders

If you’re anything like me, the morning doesn’t start until you’ve had a good coffee and one place where you can get a good coffee is one of our favourite East London haunts, cheekily named Perky Blenders. Perky Blenders pride themselves on their mission to provide coffee that doesn’t compromise on soil, farmer or consumer. With their coffee sourced in farms in locations which include South America an...

Pause Studio

Escaping the hectic nature of everyday London life is hard. The commute to work, the social engagements and the chaos of the office leave little in the way of me time so it’s important to carve this out in your calendar. Leyton locals are given an easy option, with the fantastic Pause Studio right on the doorstep. Offering yoga, pilates and barre to local residents, Pause Studio offer a tranquil esc...

Furniture 4 Lets

Are you a landlord looking to furnish multiple properties without the stress of having to trawl through hoards of products on the internet? Look no further! Furniture 4 Lets aim to save you time, money and hassle. Offering quality furniture that is both practical and stylish, the website caters for dining room, living room and bedroom furnishings, offering a variety of furniture and appliances, all...

Goose Walthamstow

Portico has opened in Walthamstow Awesomestow! We’ve been busy making over our new office on Hoe Street, as well as scouring the area for the best haunts and hangouts to recommend to you guys. Turns out we didn’t have to look far for a great British boozer though; The Goose – our new neighbour and latest Portico Places partner – is a loved local landmark, offering great value grub, 2-for-1 cocktails...