

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**28 Dunedin Road**  
**London, E10 5PE**  
**Offers in excess of £950,000**

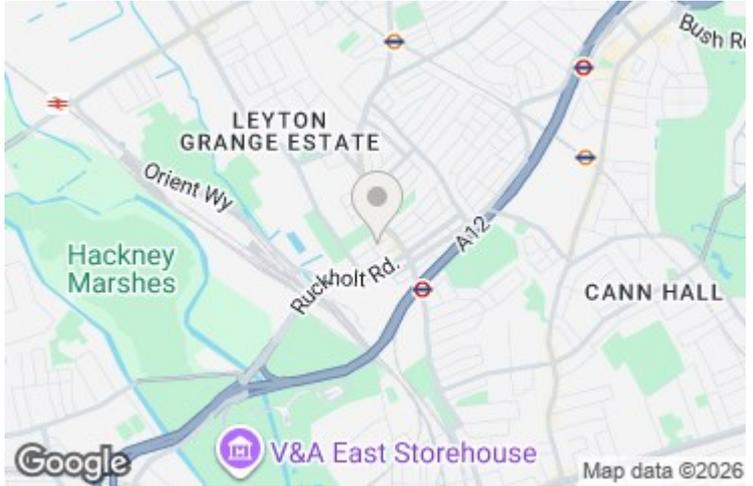
Situated in the heart of Leyton is this imposing brick-fronted family home, finished to a high standard while retaining its original Victorian character throughout.

Upon entering, the welcoming hallway provides access to the staircase leading to the first floor and the main living room. The living room is tastefully decorated with whitewashed walls, engineered parquet wood flooring, and offers generous, versatile space to suit a family's needs. A large sash bay window to the front floods the room with natural light, while period features such as the picture rail and feature fireplace further highlight the home's character. Additional benefits include an under-stairs storage cupboard and a seamless access through to the kitchen/diner.

The kitchen/diner is spacious and bright, enhanced by multiple skylights and large sliding doors opening onto the rear garden. Continuing the parquet wood flooring, the kitchen features matt grey cabinetry at both eye and base level, offering ample storage alongside integrated appliances including a double oven, induction hob, fridge/freezer, washing machine, and dishwasher. A breakfast bar completes the space, truly making it the heart of the home. The rear garden measures approximately 35 ft in length and has been designed with low maintenance in mind. It features a paved seating area to the front, ideal for outdoor dining, with a lawned section to the rear, all enclosed by fencing.

# 28 Dunedin Road, London, E10 5PE

Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms at the front, both offering ample space for wardrobes and additional furniture. Newly fitted carpets and sash windows allow plenty of natural light to flow throughout. The family bathroom has been finished to a high standard, incorporating Victorian-style tiled flooring, sleek white tiled walls, a walk-in shower with a waterfall feature, a freestanding bath, low-level WC, and useful storage, complemented by an opaque rear-facing window. The staircase continues to the second floor, where there are two further double bedrooms, one of which benefits from eaves storage, skylights, and access to a stylish en-suite shower room. Further benefits include the property being offered for sale with no onward chain.



Dunedin Road offers a wealth of additional benefits, including being within walking distance of Leyton Underground Station (Central Line) and Leyton Midland Road Overground Station. The green open spaces of Jubilee Park and Coronation Gardens are close by, ideal for outdoor leisure and recreation. The property also falls within the catchment area for well-regarded local schools, including Riverley Primary School and Davies Lane Primary School. You'll also find a great selection of cafés, bars, bakeries and independent restaurants nearby, particularly along the popular Francis Road, all just a short walk away.

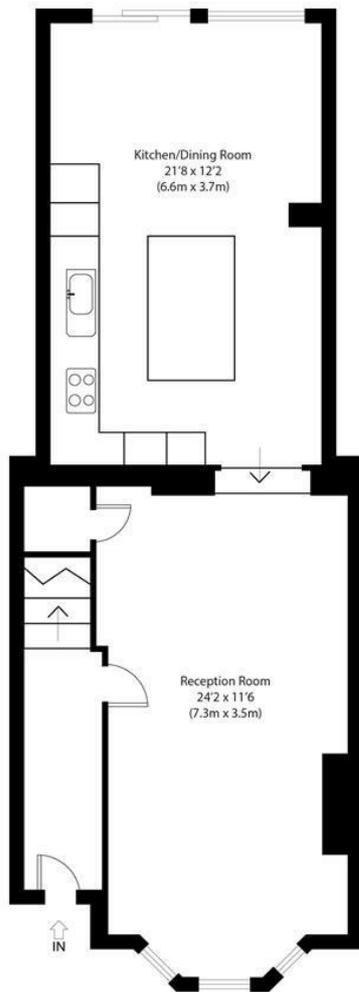
## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

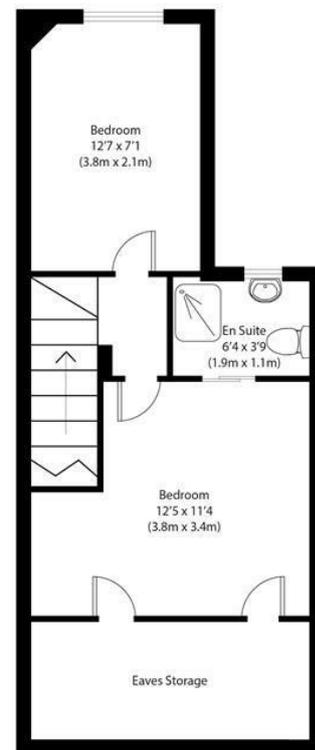
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
1310 sq ft (122 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk

