



45 James Lane, London  
London

In Excess of £795,000





## 45 James Lane

London, London

Impeccable Edwardian residence in Leytonstone with preserved period features. Spacious layout, tranquil bedrooms, expandable loft space, private garden, and prime location near transport and amenities. Rare gem blending timeless elegance with modern comforts.

Council Tax band: D

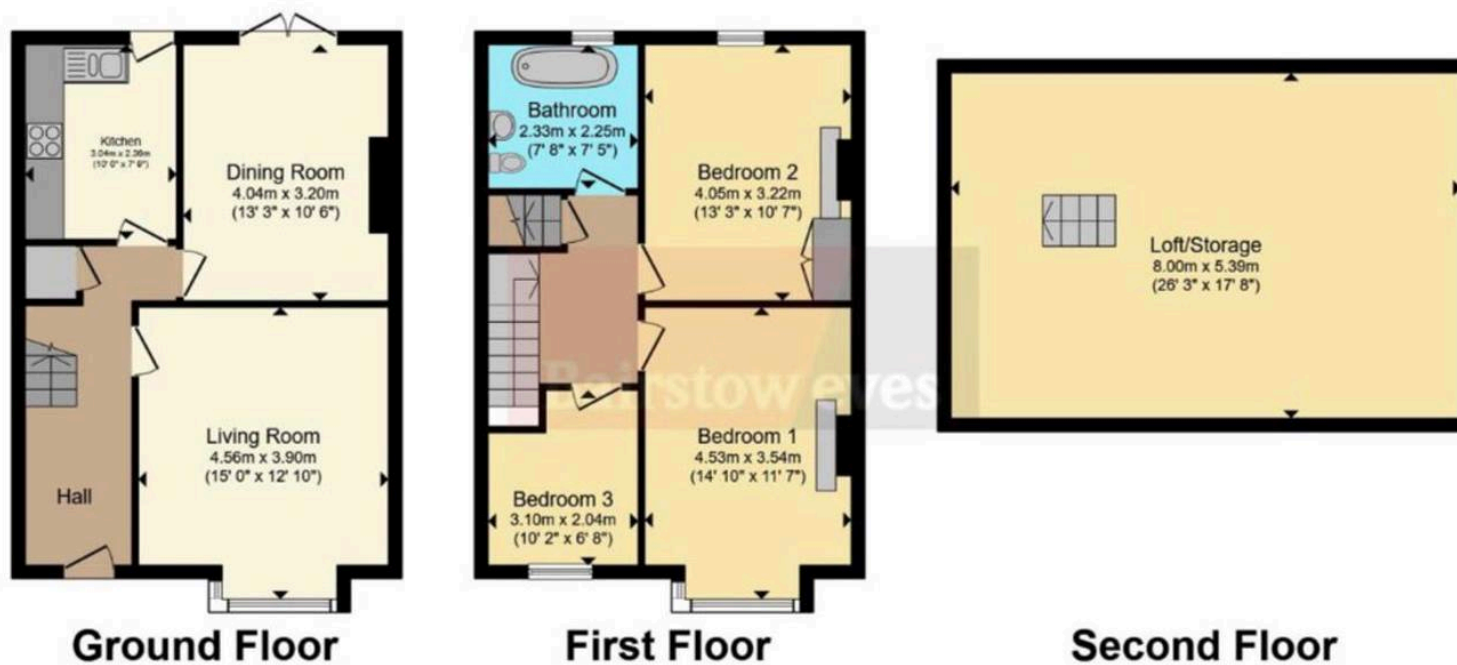
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Elegant Edwardian Residence
- Preserved Original Period Features
- Authentic Wooden Flooring Throughout
- Three Spacious Bedrooms
- Expansive Loft Space
- Private Rear Garden
- Conveniently Located Near Leytonstone Tube Station
- Proximity to Local Amenities and Reputable Schools





Total floor area 136.8 m<sup>2</sup> (1,472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)