

Garden
101'8" x 17'0"

Side Return
22'11" x 6'0"

Cellar
4'0" x 25'5"

Lounge
12'7" x 12'11"

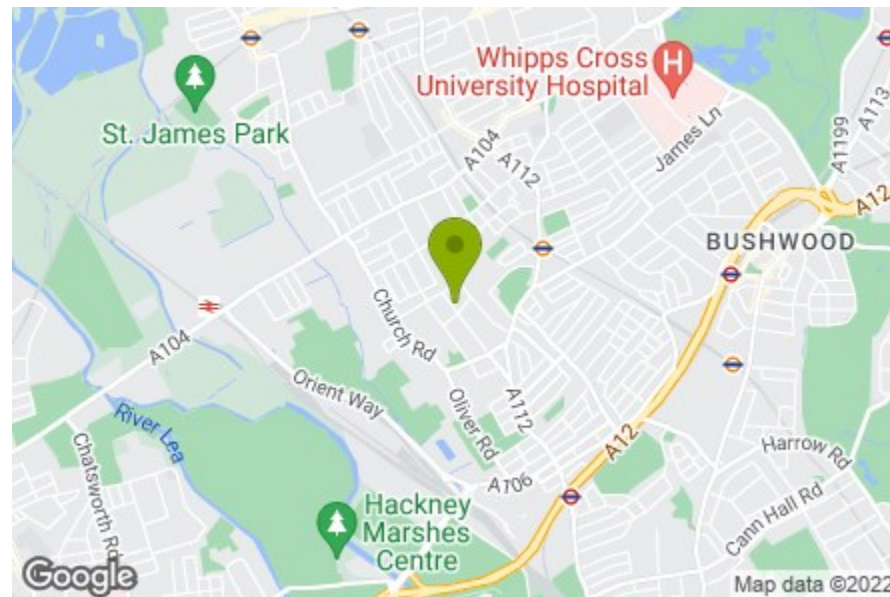
Bedroom
9'9" x 12'9"

Hall

Bathroom
5'9" x 8'11"

Kitchen/ Diner
8'11" x 12'4"

Total Area (Excluding Cellar): 49.4 m² ... 531 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GRANGE PARK ROAD, LEYTON

Offers In Excess Of £385,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Ground Floor Flat
- One Bedroom
- Sole Use Of Garden
- Long Lease
- Good Condition
- Kitchen/Diner
- Cellar

A smart, bright and neatly appointed one bedroom apartment on the ground floor of a charming Victorian terrace just around the corner from Francis Road. You have the handy bonus of a cellar and an impressively lush and lengthy garden.

You're nicely set back from your quiet residential street by a picturesque gravelled front garden.

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IF YOU LIVED HERE...

You'll be welcoming guests into your 150 square foot front lounge. Broad blonde engineered hardwood runs underfoot, walls are dressed in stately blue and smoky grey and you have a charming brick hearth taking centrestage. Your bedroom's next door, a large double finished in tranquil mint.

Your dual aspect kitchen makes for another fine sociable space, with cream units, paper white splashbacks and plenty of room for dining. Step out the French doors for your rear garden. Approaching fifty foot in length, here you have twin patios bookending your impressive length of lawn, with bespoke timber seating at the end. Back inside for your newly renovated bathroom, a sumptuous affair in slate grey, peach and cream.

Leyton station is only a ten minute walk away and Leyton Midland Road overground station is just a half mile on foot for the Gospel Oak to Barking line.

Newly renovated Blackhorse Road station is just fifteen minutes away by bus for the Victoria line, including direct twelve minute hops to Kings Cross.

WHAT ELSE?

- Our sought after destination of Francis Road is less than a half mile on foot for a wide range of independent cafes, restaurants and other meeting spots. Albert & Francis still offers, in our opinion, the best flat white around.
- Your cellar's a handy 125 square foot, and ideal for all sorts of purposes, or simply for storage.
- Looking to get back to nature? Leyton Jubilee Park is less than ten minutes walk for morning jogs and evening strolls. Venture a little further and you have the vast wilderness of Hackney Marshes.



A WORD FROM THE OWNER....

"We love that the flat gets so much light and has big rooms for just a 1 bed. Has a great outside space for entertaining or relaxing on your own as the garden gets sun all throughout the day. The street is quiet with friendly neighbours, doesn't feel like a flat in a city despite being so close to central London!"

The road in general is well connected with the tube and overground in walking distance and several bus stops as well as Walthamstow station only 20 minutes walk away. There's lots of things to do locally with several great restaurants, coffee shops and farmers markets. As well as great local parks and green spaces including Hackney Marshes and the olympic park; plus a short drive to Epping forest."

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