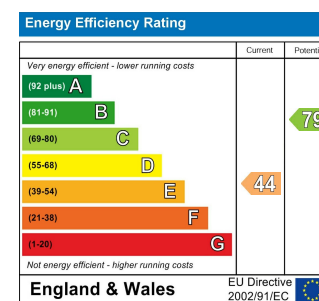
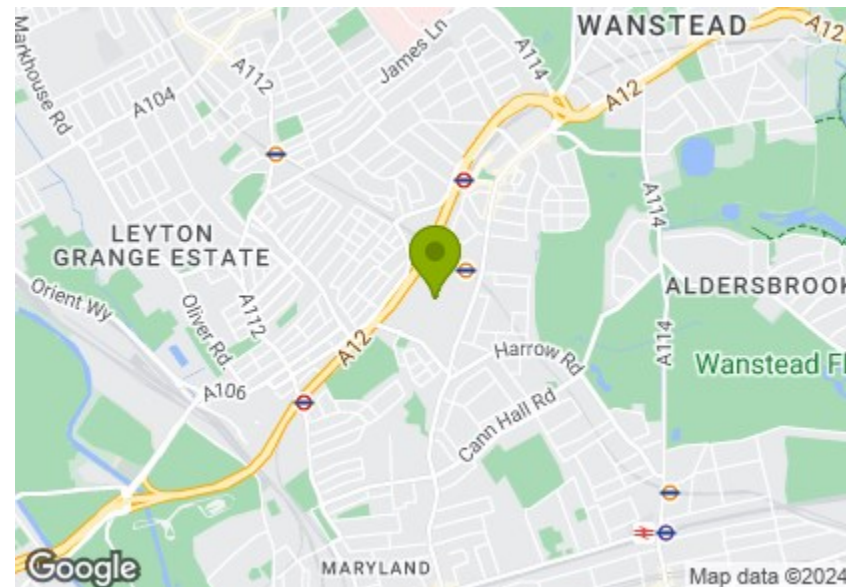




Total Area (Excluding Eaves Storage): 129.5 m² ... 1394 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



PARK GROVE ROAD, LEYTONSTONE

Offers In Excess Of £775,000 Freehold 3 Bed House



Features:

- Handsome Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms Plus Downstairs WC
- Large Bright Extended Kitchen Diner With Bi-Fold Doors
- Bespoke Cabinetry
- Sash Windows and Stunning Wooden Flooring
- Moments to Leytonstone High Road Station
- A Short Walk To Wanstead Flats

A gorgeously bright and open three bedroom family home, lovingly restored and developed over three floors and immaculately finished in a seamless blend of victorian features and contemporary style. Outside transport links and open green spaces are on your doorstep.

Among many local highlights are Leytonstone's cafes and restaurants, vast green spaces on Wanstead Flats and Leyton's destination neighbourhood of Francis Road, home to a wide variety of coffee shops and cafes, all starting less than half mile from your new front door.

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IF YOU LIVED HERE...

You'll be stretching out in a shade under 1400 square feet of living space, with the gloriously bright open plan ground floor an immediate highlight. Your bay windowed reception is immediately on your right as you enter, finished in stately powder grey with artfully distressed original floorboards flowing underfoot all the way to the extended skylit kitchen/diner at the rear.

In here you have a sleek, glossy complement of bespoke kitchen cabinetry down one flank, plus a large chef's island taking centre stage. Glossy stainless steel counters top things off, teamed with a striking aquamarine metro tile splashback. It's all home to a full suite of integrated appliances. Finally that immense skylight together with a broad set of bi-folding patio doors floods the space with natural light.

Throw the doors back and step onto your rear patio, giving way to a secluded length of lawn and handy shed. Upstairs your family bathroom is particularly striking, home to both a freestanding clawfoot tub and walk in rainfall shower, finished in smart metro tiling with smoky hexagons underfoot. Both first floor bedrooms

are stylish, substantial doubles and your loft suite is an impressive 250 square foot, dual aspect and skylit with en suite shower room.

Outside and, as noted, it's less than five minutes on foot for Leytonstone High Road station, for the Gospel Oak to Barking Riverside line. Alternatively, Leytonstone tube is just a half mile on foot for the Central line, and speedy connections to the City (Liverpool Street is fifteen minutes away) and the West End (Tottenham Court Road is twenty four minutes direct). If you're staying local then the splendid Heathcote & Star, Leytonstone Tavern and Back to Ours coffee shop is less than 10 mins on foot.

WHAT ELSE?

- Parents will be pleased to find a strong selection of outstanding and good primary schools less than a 10 min walk away.
- The epic open greenery of Wanstead Flats, once the favoured playground of Tudor Kings and Queens, is just a half mile on foot. You'll forget you're in London.
- The many and varied amenities of Leytonstone High Road itself are just four minutes away at the end of your street, ensuring all your day to day needs are close at hand.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Coffee Garden, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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Reception 1
11'8" x 12'11"

Bedroom 2
9'10" x 11'9"

Reception 2
9'6" x 11'6"

Bedroom 3
14'1" x 19'9"

Kitchen/Diner
13'11" x 23'1"

Garden
24'1" x 15'7"

Bedroom 1
15'1" x 11'0"



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