



Kitchen/ Reception Room
28'1" x 15'3"

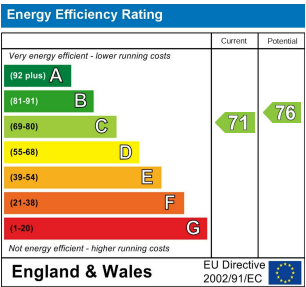
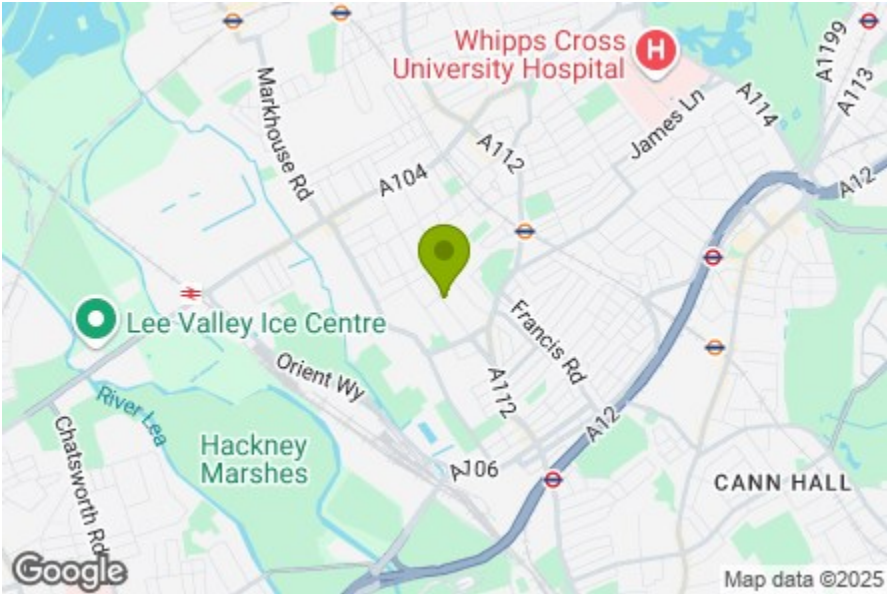
Bedroom
11'0" x 9'5"

Bedroom
13'9" x 9'5"

Bathroom
6'11" x 5'7"

Garden
49'2"

Garden Office
9'10" x 8'4"



GRANGE PARK ROAD, LEYTON

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom Ground Floor Flat
- Victorian Conversion
- Spacious Kitchen/Living Area
- Refurbished Throughout
- Private Rear Garden
- Outbuilding
- 999 Year Lease
- Chain Free

This immaculately refurbished Victorian conversion is bursting with charm and ready to entice. A two-bedroom, ground-floor flat with a spacious open-plan kitchen/living area, a private rear garden with outbuilding, and the added benefit of being chain-free for those eager to move quickly. With a long lease for peace of mind, this stunning home blends period charm with contemporary style.

REQUEST A VIEWING
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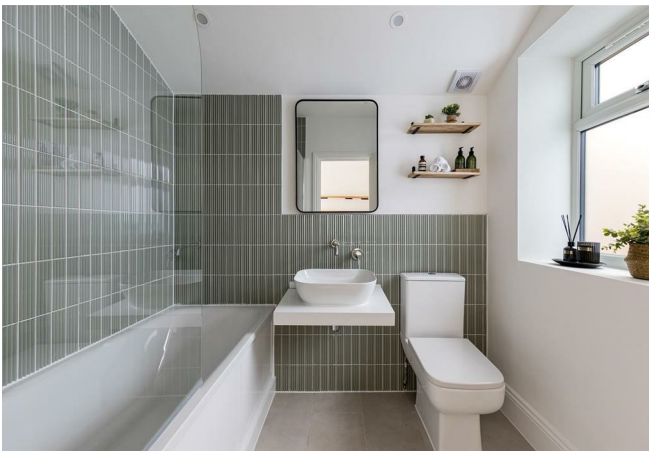
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IF YOU LIVED HERE

The first thing to catch your eye is the beautiful Victorian brick facade, exuding timeless appeal. The front garden is neatly maintained, featuring clean paving, a manicured hedge on one side, and contemporary horizontal fencing on the other offering the perfect balance of tradition and modernity.

Inside, the property has been sympathetically renovated, showcasing gorgeous herringbone parquet flooring throughout adding warmth and elegance to the neutral decor. The bathroom is a stylish retreat with an on-trend vertical olive tile design, a white suite featuring a bath/shower combination, a floating sink, and two wooden shelves that offer practicality.

Both double bedrooms are inviting and full of character, retaining chimney breasts for a nod to their Victorian heritage. The front bedroom is flooded with natural light thanks to a large bay window, while the second bedroom surprises with a private door leading to a secluded outdoor walled patio. This secret oasis features white walls to amplify the light and stunning monochrome patterned tiles—a perfect spot for tranquil moments alone.

The open-plan kitchen/living area is a masterclass in contemporary design. Olive green cabinetry, marble-effect countertops, and integrated modern appliances come together beautifully, with wooden shelving that echoes the warmth of the parquet

flooring. Skylights flood the space with natural light, while the pièce de résistance is the stylish Crittall bifold doors spanning the width of the room. These open onto the garden, creating a seamless indoor-outdoor flow and a true "wow" moment.

The rear garden continues the modern horizontal fencing seen at the front, perfectly framing the space. A raised, immaculate lawn is bordered by flowerbeds, offering room to indulge your green thumb. A tiled path leads to the enviable garden room—a versatile space that could serve as guest accommodation, a home office, or even a gym. A mature tree with built-in seating beneath provides shade and the perfect spot for a morning coffee, an evening glass of wine, or simply unwinding with a good book.

This property is a unique blend of charm, style, and practicality—ready to become your dream home.

WHAT ELSE

Just a short stroll away lies the vibrant, pedestrianised Francis Road, brimming with cafes and independent shops. For those seeking leisure and recreation, the nearby Olympic Park is a haven of world-class facilities, including Lee Valley Hockey, Tennis Centre or the stunning London Aquatics Centre. The park itself is ideal for dog walks, scenic strolls along the waterways, or simply unwinding in its vast open spaces. When you need to venture further, Leyton Underground on the Central Line and Leyton Midland Overground are just a short walk away, ensuring easy connections to the City and beyond.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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