



## PARK GROVE ROAD, LEYTONSTONE Offers In Excess Of £725,000 Freehold 3 Bed House

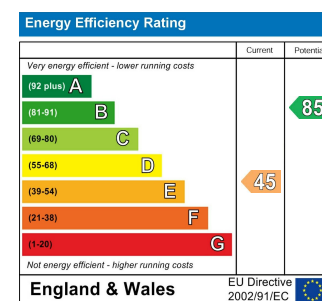
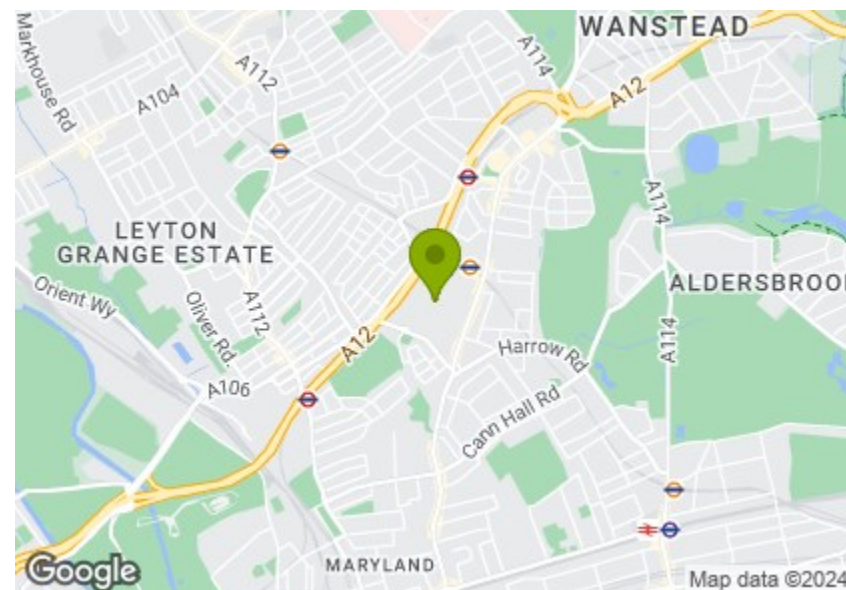


### Features:

- Three Bedroom Terrace House
- Newly Renovated
- Large Through Reception
- Moments To Leytonstone High Road Station
- Short Walk To Wanstead Flats

A newly renovated, artfully extended, sleek and pristine three bedroom vintage terrace, brimming with modern designer flourishes, all sat just moments from famous Francis Road, Leytonstone tube and the great green expanse of Epping Forest.

As impressively developed as the property already is, with that loft space so far unexplored you could potentially follow your neighbours' lead and add a whole new storey (subject to the usual permissions)



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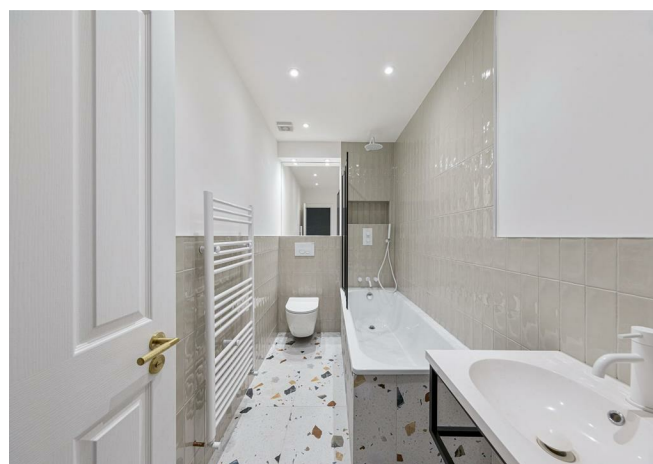
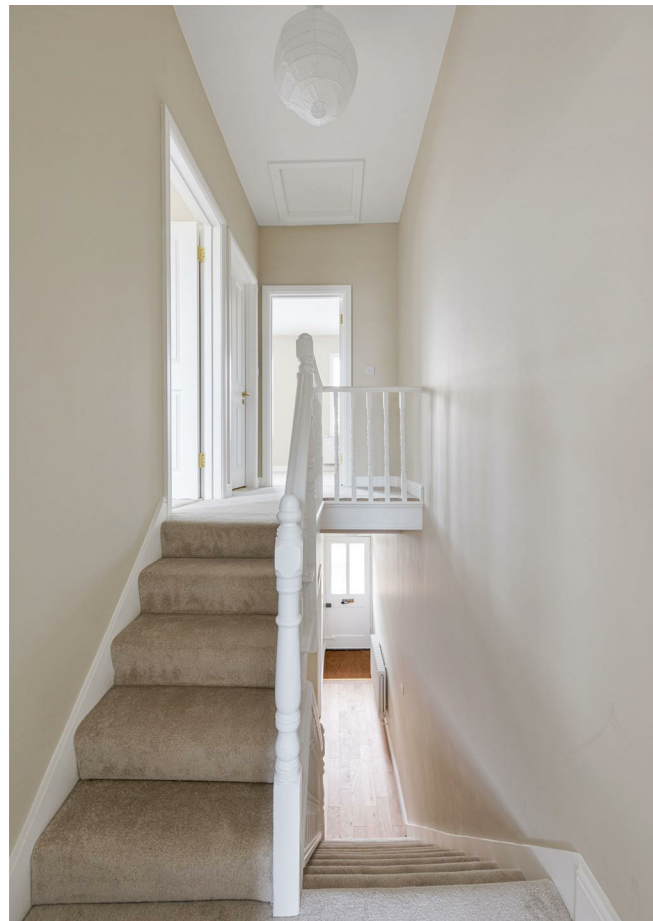
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**IF YOU LIVED HERE...**

Brand new highlights will be everywhere, with your 250 square foot through lounge an immediate focal point. Untrud blonde engineered hardwood flows underfoot, contrasting beautifully with the soft pastel colour scheme up to the picture rail and the rich, dark vintage hearth. Teal cabinets run down either side of your kitchen, finished with sleek white countertops, graphite fittings, brass fixtures and white letterbox splashbacks.

Your bright dual aspect dining area leads out to your rear garden, an elegantly landscaped mix of patio and lawn. Upstairs your principal sleeper to the front come in at a shade under 150 square feet with a trio of double glazed windows. Next door your family bathroom is another exceptionally stylish affair, with designer tilework underfoot and surrounding the tub, itself sat below a pristine white rainfall shower. Two more double bedrooms complete the sleeping arrangements.

Francis Road is just a half mile on foot, here you'll find the wide range of independent cafes and coffee spots that have made the street famous, as well as the charming Yardarm Wines and one of

London's few remaining vinyl specialists, Dreamhouse Records. Leytonstone High Road is just as close, and home to its own choice of bars and cafes. Finally, Leytonstone Central line station is just over ten minutes walk away for direct fourteen minute runs to Liverpool Street and a door to door City commute of less than half an hour.

**WHAT ELSE?**

- Leytonstone High Road station is less than five minutes' walk for the Gospel Oak to Barking Riverside line. Here's also where you'll find the much loved Gravity Well Taproom and critically acclaimed Burnt Smokehouse.
- You have a fifty square foot cellar, possibly a source of further development or simply storage.
- Parents will be pleased to find no fewer than fifteen primary/secondary schools all within easy walking distance, and all rated 'Outstanding' or 'Good' by Ofsted.



**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 Gray, 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 themore 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 Room**

25'1" x 11'4"

**Kitchen/Diner**

20'4" x 6'10"

**Bedroom**

14'7" x 9'4"

**Bedroom**

9'3" x 7'8"

**Bedroom**

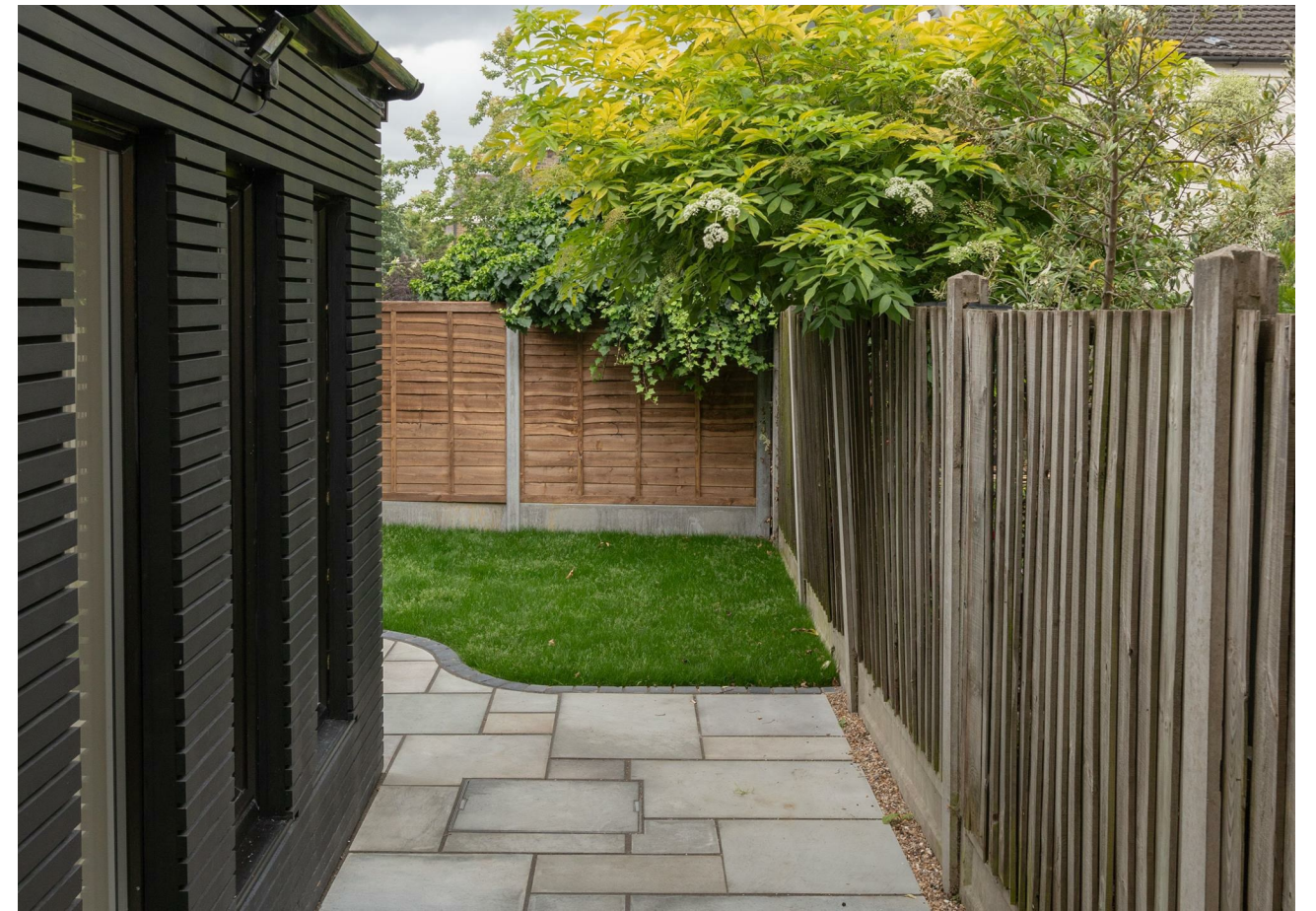
8'9" x 7'9"

**Bathroom**

9'6" x 4'10"

**Cellar**

22'6" x 4'5"



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