

Reception
18'1" x 14'0"

Hall

Storage

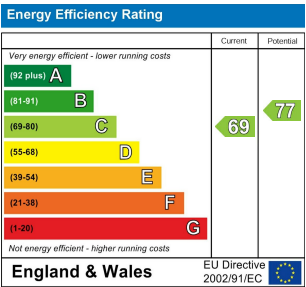
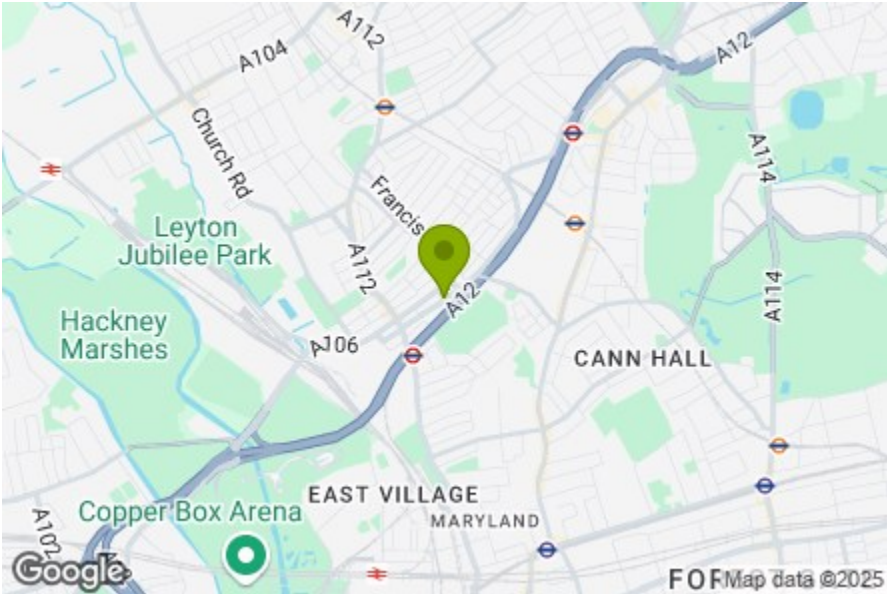
Kitchen / Diner
11'11" x 6'11"

Bathroom
7'3" x 5'6"

Bedroom
12'1" x 11'11"

Bedroom
8'4" x 9'3"

Total Area: 70.9 m² ... 764 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.



GROVE GREEN ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom Victorian Conversion
- Beautifully Finished Throughout
- Bay Fronted Reception
- Separate Kitchen with Floor to Ceiling Windows
- Plantation Shutters
- Built in Wardrobes
- 7 Minutes to Leyton Station on Foot

A beautifully converted, two bedroom, Victorian apartment with a stylish kitchen and Juliet balcony offering peaceful, first floor views. Moments from Francis Road, with Hackney Marshes nearby and a great local pub at the end of your street.

Your door to door City commute could take as little as nineteen minutes, with rapid Central line services taking you through to Liverpool Street in twelve minutes from nearby Leyton station, just seven minutes' walk away...

REQUEST A VIEWING
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E4 & N17
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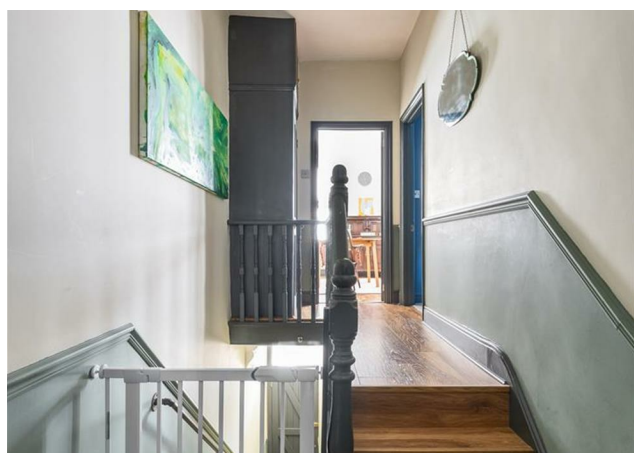
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IF YOU LIVED HERE...

Your 250 square foot reception room overlooks the front of your home, through a luminous, bistro shuttered bay window and a second modernised sash window to the left. Broad, oak effect, engineered hardwood runs across the floor and bespoke shelving in the alcoves provides extra storage for books and personal items. In here, as throughout, walls are finished in hard wearing Farrow & Ball paintwork. Next door you'll find your handsome principal bedroom, with a wall to wall row of integrated wardrobes, soft plush carpet (recently fitted), underfoot, and another bright window overlooking the garden.

Continuing along the hallway, you'll arrive in your stylish bathroom, where geometric monochrome flooring and a modern heated towel rail complement glossy metro tilework and a rainfall shower over the tub. Your second bedroom, another double, currently in use as a nursery and home office, sits next door. At the end of the hall sits that beautifully arranged kitchen. In here chunky wooden worktops, pristine white cabinets and metro tiled splashbacks surround a Belfast sink. There's space for a dining table, chairs, and fridge freezer, while floor to ceiling sliding doors open onto a Juliet balcony for

panoramic views.

Your new local, The Northcote Arms, is just moments from your new front door. This friendly, diverse, gastropub runs regular quizzes, disco nights, drag shows and serves mouthwatering homemade pizzas, fresh from the wood fired oven. If you want to get out into nature, it's only fifteen minutes on foot to Hackney Marshes, offering you endless opportunities to stretch your legs. From here, you can explore scenic footpaths and cycleways towards majestic Queen Elizabeth Olympic Park, or head into the lush, wild surroundings of Walthamstow Wetlands.

WHAT ELSE?

- Francis Road is just moments from your new home, where there's a fine selection of great cafes, Yardarm for wine lovers and Dreamhouse Records for vinyl buffs.
- At Loop restaurant, on Francis Road, there's an ever evolving menu of excellent cuisine from the talented chefs taking short term, guest residencies to display their skills and finesse in the kitchen.
- FIGO, on High Road Leyton, is only a seven minute walk away and is the place to go for delicious, authentic Italian plates and signature cocktails.



A WORD FROM THE OWNER...

'We've absolutely loved calling Leyton home for the past four years. Recently named one of Time Out's coolest places to live in the world, this vibrant yet family-friendly neighbourhood has given us the best of both worlds. From the thriving café culture to independent shops and great restaurants, there's always something to explore. We love strolling along Francis Road, popping into Phlox for books, Yardarm for wine, and Tamping Grounds for coffee. And for bigger outings, Westfield Stratford and the Olympic Park—with just about every sport imaginable—are within easy walking distance. For families, Leyton is fantastic. With a toddler in tow, we've found an amazing selection of clubs, classes, and activities to keep us busy every day of the week. The transport links are another huge plus—Leyton (Central Line) is just a short walk away, with the Elizabeth Line at Stratford and the Overground at Leyton Midland. You can be in central London in under 30 minutes. We love this area so much that we're hoping to stay nearby—we're sure you'll love it too!'

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