

Kitchen/Reception
15'5" x 12'5"

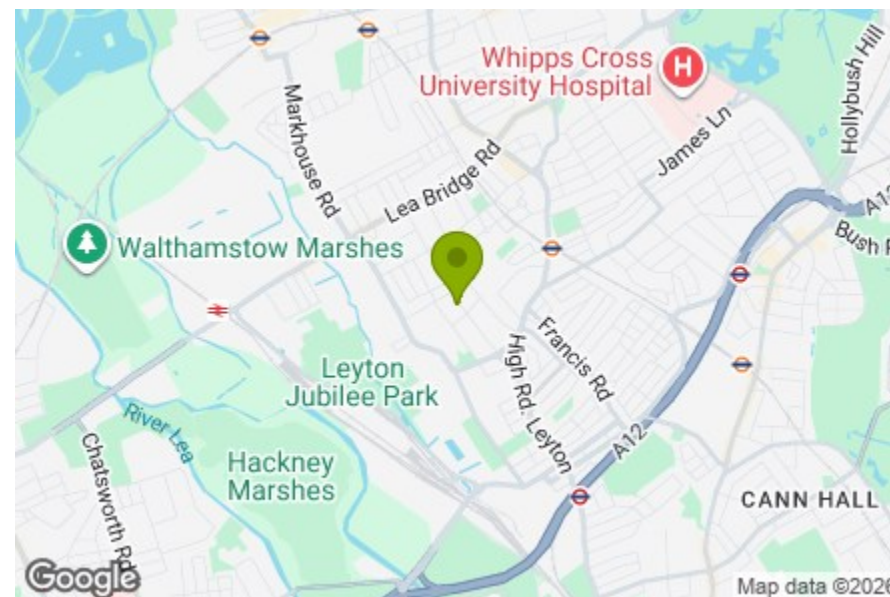
Bedroom
12'8" x 9'9"

Bedroom
14'9" x 8'8"

Bathroom
6'6" x 4'10"

Total Area: 56.7 m² ... 610 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
		EU Directive 2002/91/EC	



GRANGE PARK ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- First Floor Flat
- Victorian Conversion
- Close Proximity to Francis Road
- Short Walk to Jubilee Park
- Moments from Leyton Midland Road

A warm and well-placed two-bedroom first floor flat in a Victorian conversion, set in a friendly Leyton pocket close to Francis Road, Jubilee Park and Leyton Midland Road. Local cafés, everyday shops, green spaces and handy transport links are all within easy reach, giving you a lovely balance of neighbourhood calm and connection.

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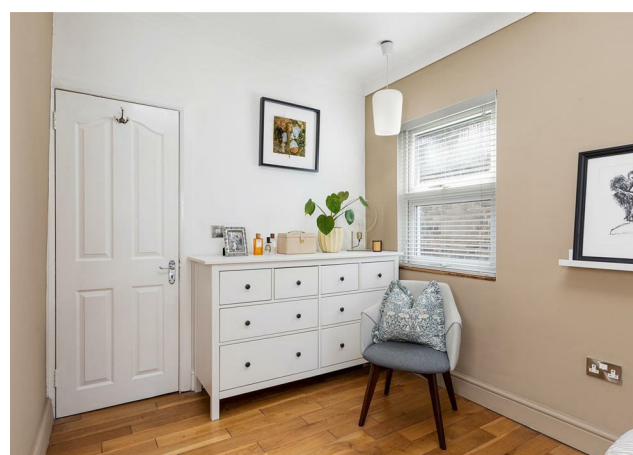
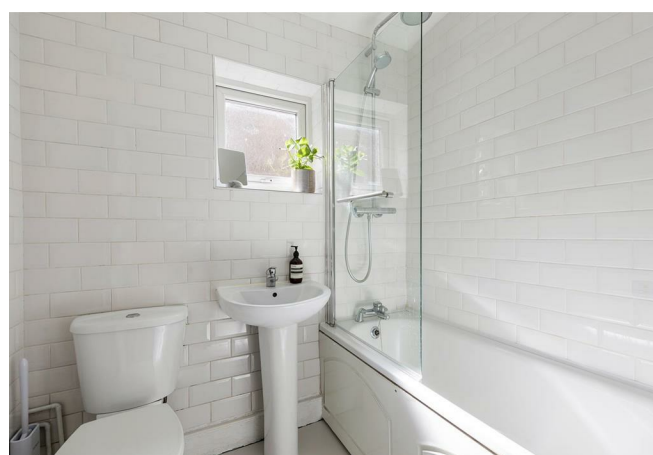
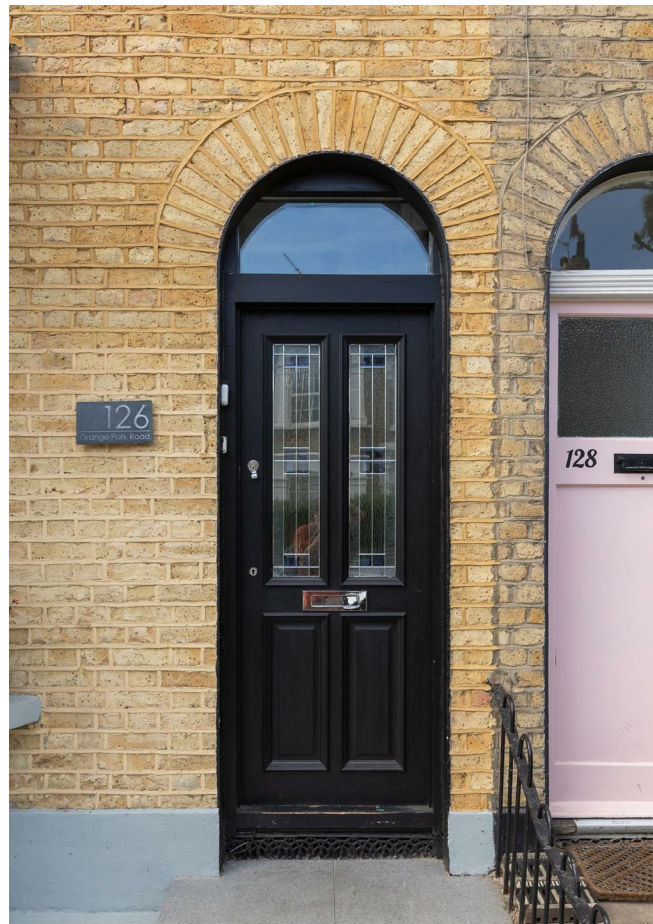
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IF YOU LIVED HERE...

Inside, the home is arranged across the first floor, with a clear and practical layout that makes good use of its 610 sq ft footprint. The kitchen and reception room sits at the front, with three windows bringing in plenty of natural light and the kitchen neatly arranged along one side. It's an easy, open space for cooking, eating and relaxing, with room to make it feel personal.

There are two bedrooms, both set away from the main living area. The larger bedroom sits towards the rear and measures 14'10" by 8'8", giving it generous proportions and a calmer sense of retreat. The second bedroom measures 12'8" by 9'10" and would work well as a bedroom, guest room or dedicated home office, depending on your needs.

The bathroom is positioned centrally, with the hallway linking each room in a straightforward flow. As a first floor flat within a Victorian conversion, the home has a pleasing sense of separation from the street, while still keeping everything simple and easy to

navigate. There is also useful storage available in the boarded loft space, which could offer potential to renovate into further living space, subject to the usual permissions. The overall feel is unfussy, practical and welcoming, with well-defined spaces for day-to-day living.

WHAT ELSE?

- Francis Road is close by for independent cafés, neighbourhood shops and relaxed places to eat.
- Jubilee Park is a short walk away, offering open green space, sports facilities and room to unwind.
- Leyton Midland Road is moments away, with useful Overground links across East London.



A WORD FROM THE OWNER...

We've lived in the flat for nearly ten years, having moved to Leyton from Shepherd's Bush in 2017. From our first viewing, we were drawn to the area — especially Francis Road. We still remember going to Yardarm afterwards, then trying Deeney's for the first time, where the haggis toastie became a firm favourite. Since then, we've loved living in Leyton. There's a brilliant mix of independent places to eat and drink, from pubs like the Coach & Horses, Leyton Engineer and William IV, to local favourites around Tilbury Road including Tun, Wins, Chop Shop and Gravity Well. Leytonstone is close by too, with great spots like Homies on Donkeys. The area has been fantastic for green space and family life. We love walking through Jubilee Park, across Hackney Marshes, along the canal, or towards Hackney Wick and Chatsworth Road. The Olympic Park has also been brilliant since having our son, and Stratford continues to get better with new venues around East Bank, including V&A East and Sadler's Wells East. The flat has served us through different stages of life — as a home, workspace and family flat. The kitchen-diner has always been one of our favourite spaces, perfect for everyday life, hosting friends and spending time together. We've been lucky to have brilliant neighbours and a real sense of community. We'll be sad to leave, but the flat and Leyton have given us a very happy chapter of our lives.

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