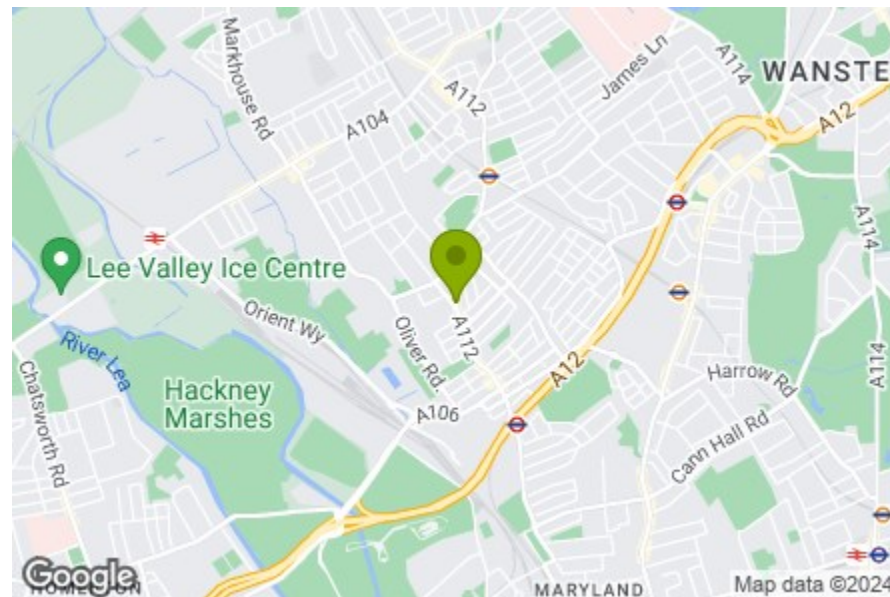


Total Area: 53.5 m² ... 576 ft²

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.

- Hall
- Storage
- Kitchen / Lounge / Diner
13'7" x 20'6"
- Bedroom
16'4" x 9'3"
- Storage
- Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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		EU Directive 2002/91/EC	



GRANGE PARK ROAD, LEYTON

Asking Price £115,500 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Modern Build Apartment
- 35% Shared Ownership
- Immaculately Presented
- Communal Outdoor Area
- Walking Distance to Leyton Midland Station

35% SHARED OWNERSHIP - Immaculate and flawlessly modern one bedroom apartment in a fantastic purpose built block. Located in the heart of Leyton, a short walk from both Leyton Midland Road overground and Leyton underground stations making this an excellent spot for commuters. With the ever popular Francis Road and Hackney Marshes in your immediate locale, you've got so much to enjoy nearby.

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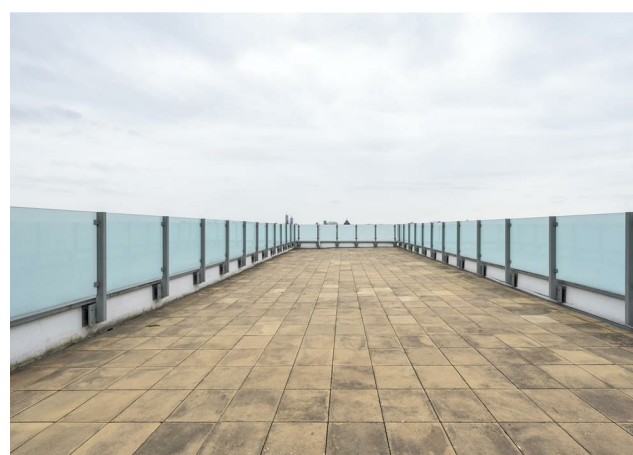
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IF YOU LIVED HERE...

Located on the fourth floor of a smart block, the elevated position of this apartment means that the view from the open plan living space is far reaching. This lovely open-plan space has been elegantly painted with an on-trend blue accent wall which perfectly compliments the wooden flooring and state of the art kitchen appliances. Well appointed and sleek units, with integrated appliances look out over the reception room, giving you a great space for socialising with friends whilst cooking up a storm. Your double bedroom is noteworthy for its size, with more of those treetop views. The accommodation is completed by an especially large bathroom, with a sparkling three piece suite and shower over tub feature. This popular block also features a communal roof terrace, an excellent feature that encourages socialising with neighbours and helps foster a real sense of community.

Leyton is quickly establishing itself as a hotspot for independent restaurants and shops. Nearby Francis Road is particularly popular, with DreamHouse Records, Edie Rose Florist and Phlox books sitting beside Marmelo and Yardem delis and Zaxx Korean offering delicious and authentic food. Even closer to home, your new local is sure to be the recently renovated Coach and Horses.

With a thriving programme of events including live music and a quiz, it's the perfect spot to meet some pals.

WHAT ELSE?

- As we mentioned, transport options nearby are plentiful. Leyton Midland Road is on the Overground network and connects to Blackhorse Road for the Victoria Line, as well as Wanstead, Crouch Hill and Gospel Oak. Leyton Underground is on the Central Line which takes you through the City and Central London. The excellent connections make this a great prospect for commuters.
- There has been a great deal of investment locally in the cycling infrastructure, making this an excellent place for exploring on two wheels. You can follow the cycle path down the River Lea through the Olympic Village and out to Victoria Park.
- You're moments away from the home of Leyton Orient football club. A welcoming club with a strong fan culture, we recommend heading to a home game and enjoying the atmosphere.



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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