



GROVE GREEN ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold

3 Bed Maisonette

Features:

- Three Bedroom Flat
- Private Garden
- Set Across The First And Second Floor
- Bay Fronted Reception
- Three Double Bedrooms
- Short Walk To Leyton Station
- Well Located Close To Local Amenities

A bright and characterful three bedroom maisonette with a private garden, laid out across the first and second floors of a handsome period property on Grove Green Road. With a bay fronted reception, three genuine double bedrooms and Leyton station just a short walk away, this is a home with generous proportions and a natural sense of flow, well placed for the everyday ease of local shops, cafés and transport links.



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0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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IF YOU LIVED HERE...

You'd step inside and head up to the first floor, where the main living space stretches out across a beautifully bright bay fronted reception and kitchen. It is a sociable, well considered room, with plenty of space to relax, cook and gather, while the broad bay window draws in the light and gives the whole space an airy, open feel. Also on this floor is one of the three double bedrooms, a calm and comfortable room with good proportions, along with the family bathroom.

Upstairs, the remaining two double bedrooms are tucked away on the top floor, each with its own distinct feel and a warm, peaceful character. Outside, the private rear garden gives you even more room to spread out, whether

that means summer lunches, a little planting, or simply somewhere green to escape to at the end of the day.

WHAT ELSE?

Leyton station is within easy walking distance, making journeys into the City and across London pleasingly straightforward.

You're well located for the independent cafés, shops and everyday essentials that make this pocket of Leytonstone and Leyton such an easy place to call home.

With three double bedrooms and living space arranged over two upper floors, the layout offers a lovely balance of connection and separation for sharers, guests or working from home.



A WORD FROM THE OWNER...

"Ideal location, in close proximity to the underground station for easy access to central London.

Close to the high street and Francis Road with lovely independent shops and cafes. A nice East London community vibe.

Near to the Olympic Park and Hackney Marshes for big green spaces."

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Kitchen/Reception Room

16'1" x 14'9"

Bedroom

10'6" x 11'8"

Bathroom

4'10" x 9'4"

Bedroom

15'1" x 9'0"

Bedroom

9'6" x 10'6"

Garden

approx 24'11" x 27'2"

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