



Grange Park Road, London, E10 5EP

Guide Price **£425,000**

arley
property

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- Ground floor period conversion
- Private 54 ft garden
- Basement with plenty of storage
- Stylish shower-room with underfloor heating
- Modern kitchen with boiling water tap
- Potential to extend (STPP)

A beautifully presented one-bedroom garden flat on the ground floor of an attractive period conversion, offering bright, well-balanced accommodation, a large private garden, and basement storage.

The property offers a reception room with direct garden access, a separate contemporary kitchen with near-new white goods and a boiling water tap, a spacious bedroom with high ceilings, and a modern bathroom with underfloor heating.

To the rear, an exceptionally large private garden extends to approximately 54 ft, providing rare outdoor space that is ideal for entertaining or creating a home office at the rear of the garden. The property also offers exciting scope to extend, subject to the usual consents, and reconfigure into a two-bedroom home.

Local Life


Set within a vibrant part of Leyton, this location offers an appealing blend of green spaces, independent favourites, and well-regarded local schools. Francis Road is just a short walk away and has become one of East London's most loved neighbourhood high streets, with a strong sense of community and an excellent mix of independent businesses. Local favourites include Marmelo Kitchen for seasonal dining, Yardarm for curated wines and deli produce, and the ever-popular Northcote Arms. There is also a regular weekend market and an increasing number of independent traders adding to the area's appeal.

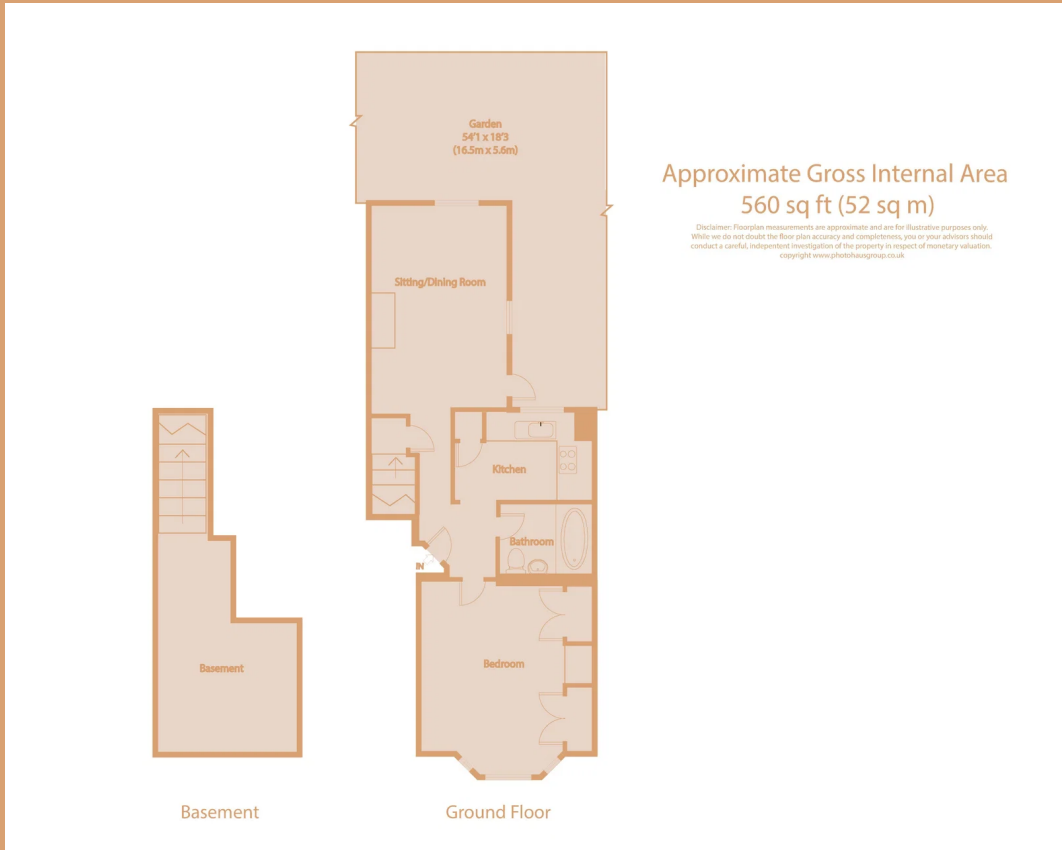
For outdoor space, both Leyton Jubilee Park and Queen Elizabeth Olympic Park are within easy reach, offering open green spaces, play areas and scenic walking routes. Families are particularly well catered for, with several highly regarded schools nearby, including Dawlish Primary School, which is 0.2 miles from the property.

Transport connections are another strong point. Leyton Station is approximately 13 minutes away on foot, providing quick access to the Central line, while Leyton Midland Road is around 11 minutes away and offers convenient Overground links across London.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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