

# Grove Green Road, Leytonstone E11





BUON  
APPE  
TITO  
*let's eat*



## The details

- ◆ First-floor conversion flat
- ◆ End-of-terrace Victorian house
- ◆ Two double bedrooms with new flooring
- ◆ New kitchen with integrated appliances
- ◆ Two modern bathrooms (one en suite)
- ◆ Light-filled open plan living space
- ◆ Off-street parking
- ◆ Short walk to town centre & Tube

Only a five-minute walk from Leytonstone Underground, this beautiful Victorian conversion blends period charm with modern living. Thoughtfully styled to match the original architecture, the home features a brand-new kitchen in a classic Victorian country style. Elegant proportions and character details create a warm, cohesive, and inviting space, enhanced by smart lighting throughout and new interior doors.

You'll find the flat nestled in a leafy row of Victorian terraced houses, only moments from Leytonstone's popular pubs, eateries, and shops. The London stock brick exterior is full of traditional period charm, with its collonaded bay window, recessed entrances, and sash windows. There's parking for one car on the front drive, while a shared hallway leads to your private front door.

### STEP INSIDE – EMBRACED BY LIGHT

Beyond, a cream carpet and white walls flow up the stairs onto a spacious, split-

*“The lofty ceiling grants a sense of expansion as you head to the open-plan kitchen and living room that fills the front of the flat.”*

level landing brightened by recessed spots. The lofty ceiling grants a sense of expansion as you head to the open-plan kitchen and living room that fills the front of the flat.

Morning sunshine beams through the brand-new custom-fitted wooden louvred shutters dressing a trio of sash windows. Painted in a soft pink, the coved walls pair with wood-look flooring for a timeless feel that suits the mood, complemented by a column radiator and

a black-and-copper ceiling pendant.

A Howdens kitchen, fitted in July 2025, was chosen to enhance the period feel with a contemporary twist. The shaker-style units are a pale grey, finished with brushed-brass handles to match the tapware and white marble-look worktops and splashbacks. Full use has been made of the ceiling height to accommodate additional cabinetry, ensuring adequate storage, while LED feature lighting adds more impact.



Separating the kitchen from the living space, the breakfast island is perfect for hosting and cooking with company on the inset electric hob (with extractor hood above). It also has useful under-counter plug sockets, so it doubles as a sunny spot for laptop working too. Other integrated appliances include a double oven and microwave, along with a concealed dishwasher, fridge-freezer, and washer dryer.

Behind the kitchen, you'll discover the primary bedroom. Overlooking a leafy view from a large awning window that draws in the evening sun, the primary double has a restful, natural vibe thanks to the muted green coved walls and new wood-effect flooring. Antique brass fixtures, including mounted reading lights above the panelled headboard, a central reeded glass pendant, and a curtain pole, complete the scheme.

This bedroom also benefits from a point for a wall-mounted television and an en suite – fully tiled to the walls and fitted with a double shower enclosure and modern sanitaryware with a mirrored cabinet above.

Return to the landing to find access

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to a useful storage loft and the main bathroom. Lined with glossy white wall tiles to match the en suite, it's fitted with a stylish pedestal basin with a mirrored cabinet above, a close-coupled toilet, and a panelled bath with a glass screen and overhead shower. A chrome-heated rail radiator mounted above the bath provides a convenient spot for hanging towels.

At the back of the flat, bedroom two also enjoys warm evening sunshine from a broad awning window screened by a Venetian blind. Painted in a bright neutral white and with new wood-effect flooring, it's a versatile space that could also double as an office and cosy reading nook, further brightened by a sleek black pendant light. Alcoves also provide extra storage space.





















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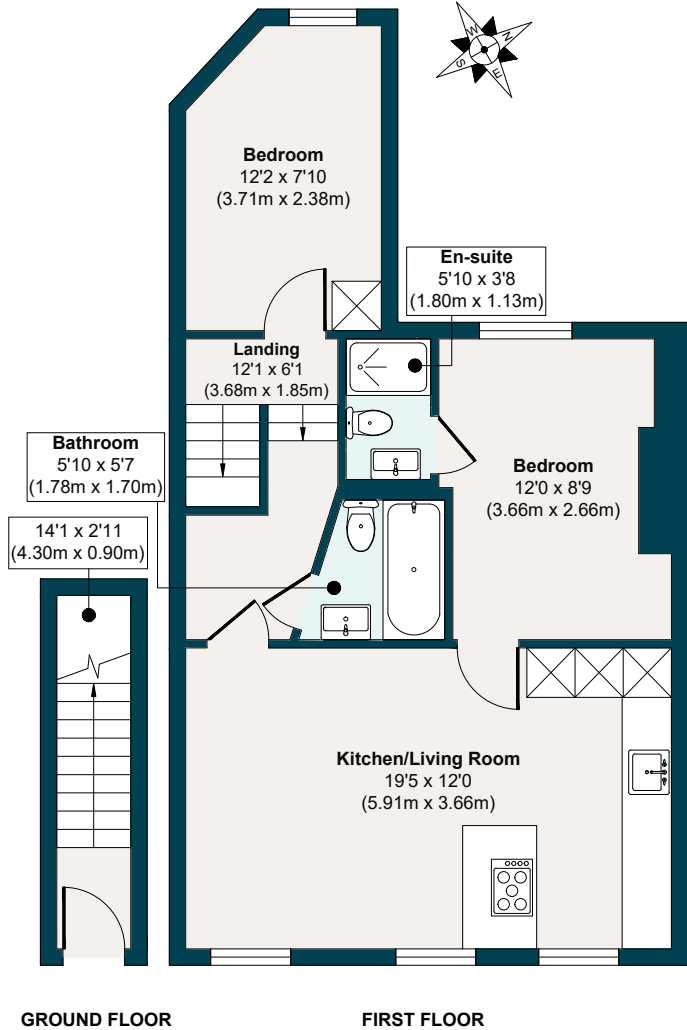






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# The floor plan



## APPROXIMATE FLOOR AREAS

**Ground Floor**  
41 SQ. FT  
(3.87 SQ. M)

**First Floor**  
564 SQ. FT  
(52.42 SQ. M)

**Gross Internal Floor Area**  
605 SQ. FT  
(56.29 SQ. M)

**GROUND FLOOR**

**FIRST FLOOR**

Illustration for identification purposes only, measurements are approximate, not to scale.

# The neighbourhood



Francis Road, E10

## GETTING AROUND

With so much local transport, including plenty of bus routes stopping on the road, the flat is extremely well-connected. Leyton Tube for the Central line and Leytonstone High Road Overground stations are a five-

and 13-minute walk away, respectively, making it easy to get to Central London and Canary Wharf, Camden, Hackney and Hampstead. A short bus ride will also take you to the Olympic Park, Westfield Stratford and Walthamstow Village.

### IN THE NEIGHBOURHOOD

Heading into the neighbourhood, the local lifestyle is varied and full of life. The wonderful village scene on Francis Road is just a few minutes' walk away with shops, bars and delis, including Marmelo Kitchen for coffee and fresh bread; Yardarm for lunch or dinner and a fantastic wine shop; Phlox bookstore; and Edie Rose florist.

Several great pubs are all within a short walk. Try the Red Lion, The Northcote (renowned for its amazing pizzas), Heathcote & Star (great for watching football, families and its beer garden) and The Filly Brook. You're also close to the pubs, bars and cafés of Leytonstone's High Road, including Homies on Donkeys (Mexican), Mum Likes Thai and The Old Crown. Other local favourites include Unity Café, Deeney's and Figo (a great Italian restaurant with quick delivery and gluten-free options).

There are several local parks in the area, as well as good running routes through to Hackney Marshes, Wanstead Flats

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and Epping Forest. Long-time residents particularly recommend Sidmouth Park and Abbots Park, with its fabulous adventure playground. For local walks, head to Hollow Ponds or Walthamstow Marshes and Wetlands, which are both nearby.

### SCHOOLS

Also nearby are several well-performing local schools, including Newport Primary (Ofsted-rated 'Outstanding' and 15 minutes' walk away), Norlington School and Sixth Form, and Connaught School for Girls. There are also numerous nurseries within easy reach.

## A note from the owners

*“The location has been  
one of the greatest  
highlights of living here,  
offering the perfect  
balance between vibrant  
city life and a sense of  
space and calm just  
beyond it.”*



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