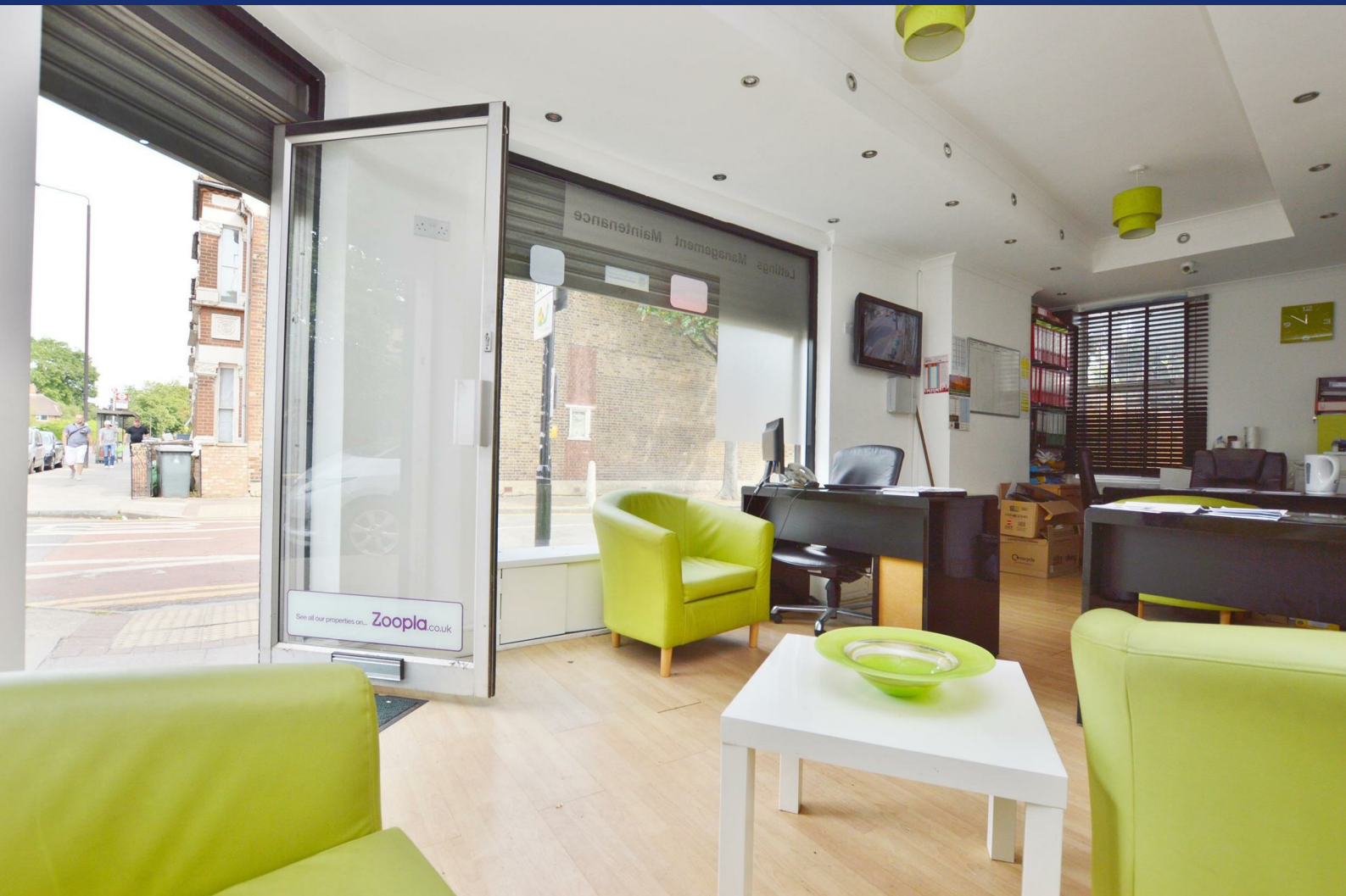


# HUNTERS<sup>®</sup>

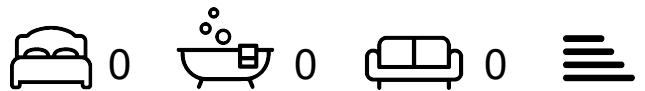
HERE TO GET *you* THERE



## Portway

Stratford, E15 3QJ

Guide Price £650,000



Guide Price: £650,000 - £700,000

Rare opportunity to acquire this freehold proposition in Stratford. Positioned on the desirable Portway is this corner property offering commercial shop on the ground floor with two further rooms to the rear and a basement. Along with a one bedroom flat on the first floor with its own front entrance. Located well for Stratford and Plaistow station along with all local amenities. Please call us to arrange a viewing.



## MAIN SHOP

SHOP FRONT 24'9" x 11'10" narr to 8'2" (7.54 x 3.61 narr to 2.49)

Corner shop with dual aspect windows, good size shop space, door leading through to kitchen area along with two rooms and bathroom, door leading onto garden, door from passage to basement.

KITCHEN 9'6" x 9'3" (2.90 x 2.82)

Double glazed window to side, base units, roll top work surface, sink and drainer.

BATHROOM 5'8" x 4'8" (1.73 x 1.42)

Double glazed window to side, bath, wash basin, low level w.c.

ROOM ONE 9'5" x 8'7" (2.87 x 2.62)

Double glazed window to side.

ROOM TWO 7'8" x 6'4" (2.34 x 1.93)

Double glazed window to side.

## FIRST FLOOR

LOUNGE 15'1" x 13'4" (4.60 x 4.06)

Double glazed windows to front aspect, wall mounted gas central heating, wood effect laminated flooring.

KITCHEN 9'6" x 9'1" (2.90 x 2.77)

Double glazed window to side aspect, wall mounted gas central heating, wood effect laminated flooring.

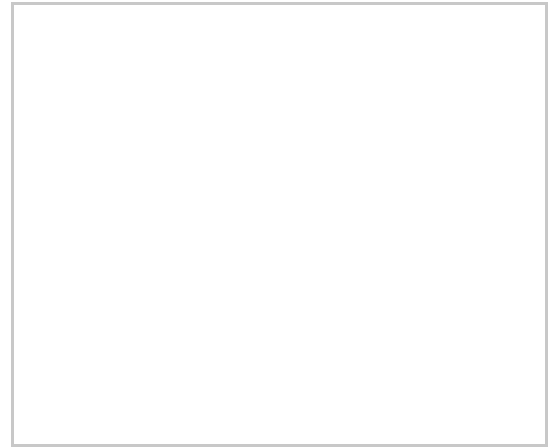
BATHROOM 9'4" x 4'11" (2.84 x 1.50)

Three piece suite comprising of panelled bath, low flush w.c, hand wash basin, double glazed window to rear aspect.

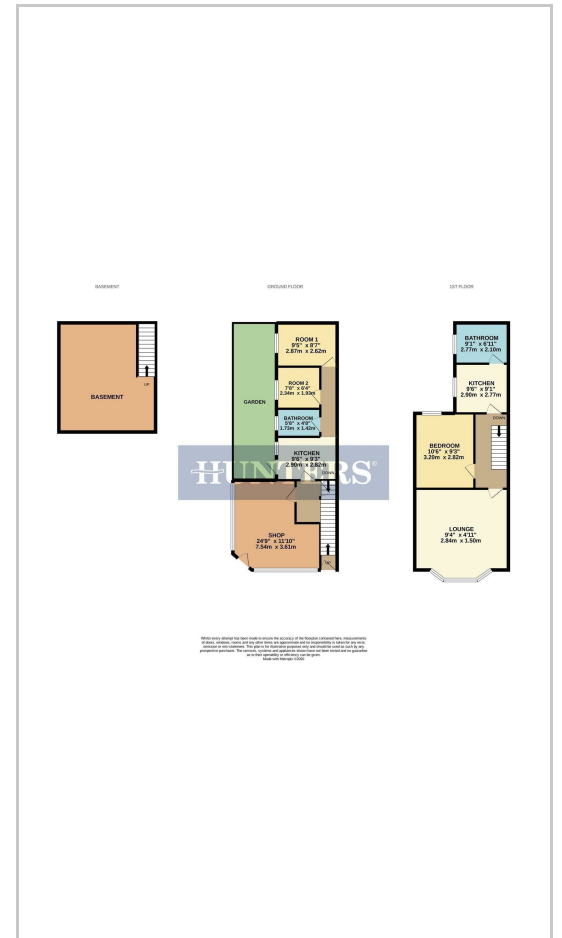
BEDROOM 10'6" x 9'3" (3.20 x 2.82)

Double glazed window to rear aspect, wall mounted gas central heating, wood effect laminated flooring.

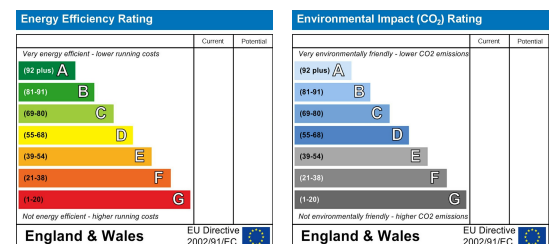
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

272 Barking Road, Plaistow, E13 8HR

Tel: 0207 474 2345 Email: [plaistow@hunters.com](mailto:plaistow@hunters.com) [www.hunters.com](http://www.hunters.com)