



HUNTERS[®]
HERE TO GET *you* THERE

Kingsland Road, Plaistow, London, E13 9PA

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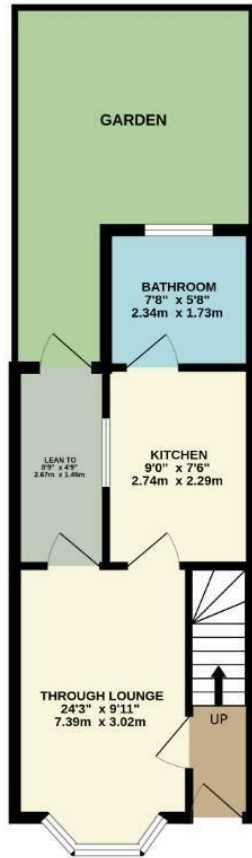
Guide Price £485,000 - £500,000

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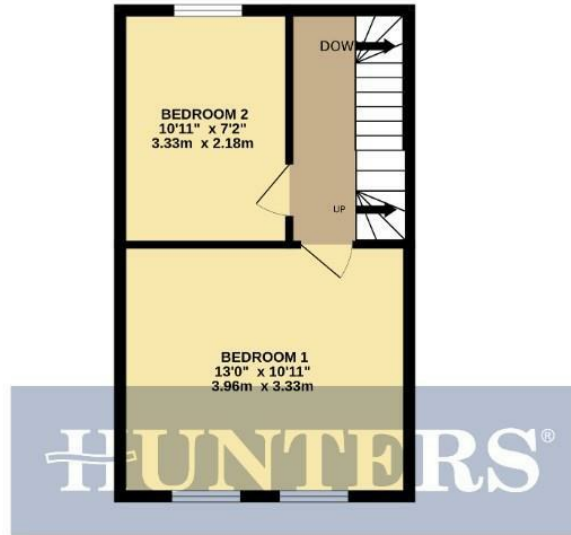
A simply stunning Three bedroom Victorian home situated on this desirable tree lined turning which forms part of the New City Estate. The property has been sympathetically refurbished to a high standard and boast from an array of fine feature and living accommodation. The ground floor comprises from a beautiful bright and airy through lounge, a luxury modern kitchen and south facing garden. On the first floor you have two spacious bedrooms with Victorian double glazed sash windows and further staircase that leads you up to the converted loft room which also includes an additional en-suite shower room. The location offers a variety of amenities including nearby parks, Upton Park and Plaistow Station, Schools and local shops. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY**THROUGH LOUNGE**

24'3" x 9'11"

KITCHEN

9'0" x 7'6"

LEAN TO

8'9" x 4'9"

BATHROOM

7'8" x 5'8"

GARDEN

25'0"

FIRST FLOOR LANDING**BEDROOM ONE**

13'0"x 10'11"

BEDROOM TWO

10'11" x 7'2"

STAIRS LEADING TO SECOND FLOOR**BEDROOM THREE**

17'6" x 9'6"

EN-SUITE

8'9" x 3'0"

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. 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.

