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HERE TO GET *you* THERE

Holland Road, Stratford, London, E15 3BP

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Guide Price £330,000 - £350,000

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Situated in the vibrant area of West Ham, London, this delightful two-bedroom apartment offers a perfect blend of comfort and modern living. The property boasts a bright and airy atmosphere, making it an inviting space for both relaxation and entertaining.

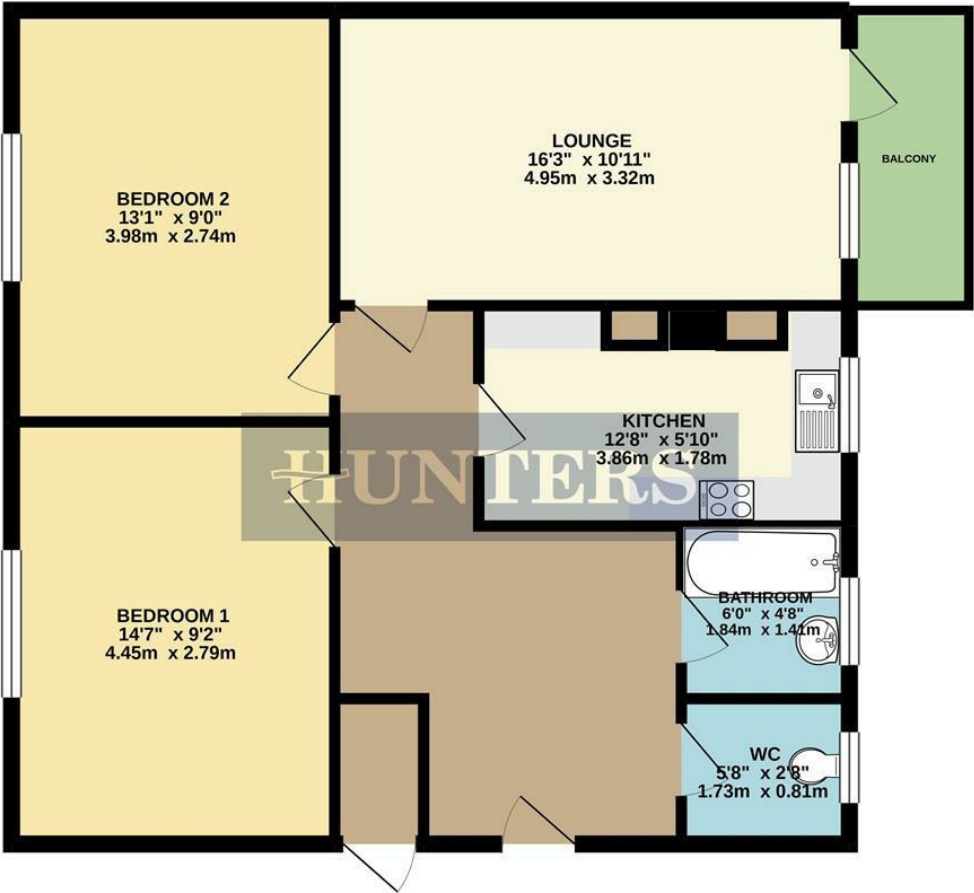
As you enter, you are greeted by a bright and airy atmosphere that permeates throughout the flat. The spacious lounge serves as the heart of the home, providing an inviting space for relaxation and entertainment. This area seamlessly extends onto a charming balcony, perfect for enjoying a morning coffee or unwinding after a long day.

The modern kitchen is well-equipped, making it a joy to prepare meals, and the separate bathroom and W.C. add to the practicality of the layout.

Location is key, and this property does not disappoint. Situated conveniently for West Ham Station, you will have easy access to the Jubilee Line, C2C, DLR District, and Hammersmith lines, making commuting around London a breeze. Whether you are heading to the city for work or exploring the diverse attractions of the capital, you will find yourself well-connected. Additionally, a variety of local shops and amenities are within easy reach.

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SECOND 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		
69-80	C		
55-68	D	55 D	61 D
39-54	E		
21-38	F		
1-20	G		

LOUNGE

16'3" x 10'11"

Double glazed window, double glazed door leading onto balcony, wall mounted radiator, laminated wood effect flooring.

KITCHEN

12'8" x 5'10"

Double glazed window, range of fitted wall and base units, solid work surface, stainless steel sink and drainer, integrated gas cooker and oven, tiled splash back, tiled flooring, storage cupboard,

BEDROOM ONE

14'7" x 9'2"

Double glazed window, carpet flooring, wall mounted radiator.

BEDROOM TWO

13'1" x 9'0"

Double glazed window, carpet flooring, wall mounted radiator.

BATHROOM

6'0" x 4'8"

Double glazed window, two piece suite comprising of panelled bath, hand wash basin, wall mounted radiator, tiled flooring, tiled walls.

W.C

5'8" x 2'8"

Double glazed window, low flush w.c, part tiled walls, tiled flooring.

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.







