






Abbey Road, Stratford, London, E15

Offers In Excess Of £425,000

FOR SALE

 1  1  2

Freehold

- 2 Bedroom modern terraced house
- Double glazing & Gas central heating
- Stratford train station: 0.8 mile
- Westfield Shopping Centre nearby
- EPC rating: C (71)
- Council tax band: C
- Rear garden: Approx 40ft
- Off street parking
- Chain-free
- Internal: 693 sq ft (64 sq m)

A two bedroom, mid-terrace house on Abbey Road. Located within easy walking distance of Abbey Road DLR station, it's thus just two stops from Stratford, Westfield and the Olympic Park.

Internally the house is well laid out. On the ground floor you'll find the kitchen to the front, overlooking the front garden. Next comes the stylish reception room (with engineered wood flooring underfoot), and the conservatory. This latter room would make an ideal dining space if required.

Upstairs there are two bedrooms (both with built-in storage), plus the three piece family bathroom.

As well as the front garden (which also features a driveway with off street parking for one car), there is a private garden to the rear.

As we mentioned above the transport links are fantastic, offering easy access to the City, Canary Wharf and beyond. Staying closer to home there is a real sense of neighbourhood here, as evidenced by Abbey Gardens, a community run garden next to the DLR station.

In our opinion this house would make a great first time purchase. Why not give us a call to book a viewing and see for yourself...

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open to reception room & kitchen.

Reception Room

14'0 x 12'3

Door to conservatory.

Kitchen

8'7 x 7'3

Conservatory

12'6 x 7'8

First Floor Landing

Bedroom One

14'0 x 9'6

Bedroom Two

11'5 x 7'6

Bathroom

6'3 x 6'3

Rear Garden

approx 40'

Off Street Parking

Additional Information:

Local Authority: London Borough Of Newham
Council Tax Band: C

Notice:

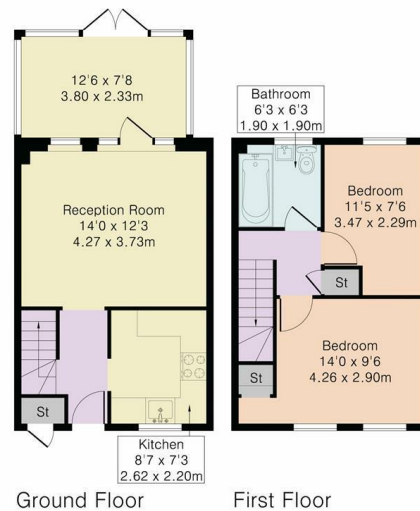
All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

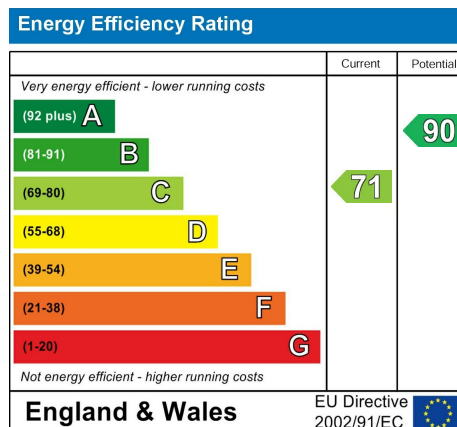
Approximate Gross Internal Area 693 sq ft – 64 sq m
Ground Floor Area 397 sq ft – 37 sq m
First Floor Area 296 sq ft – 27 sq m



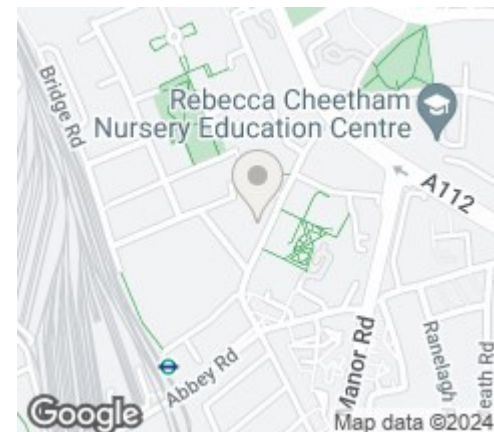
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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