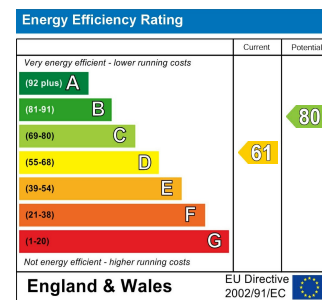
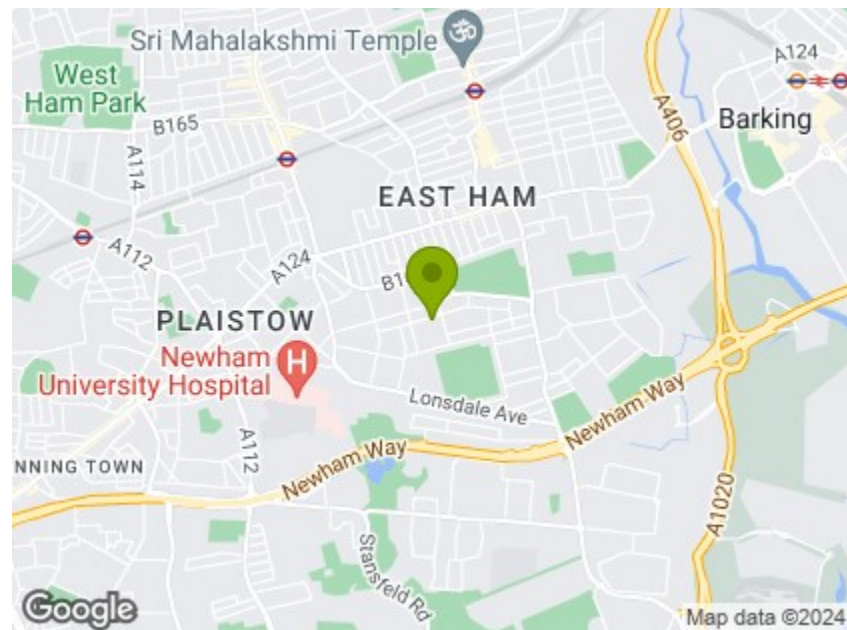




Total Area: 122.5 m² ... 1319 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



HALDANE ROAD, LONDON

£2,600 Per Calendar Month
 4 Bed House



Features:

- Four Bedroom House
- Two Newly Fitted Bathrooms
- Modern Decor
- Very Spacious
- Downstairs Utility Room
- Well Maintained Garden
- Walking Distance from Upton Park or East Ham Station
- 12 Months Tenancy +
- Permit Only Parking

A spacious, smartly presented, four double bedroom Victorian terrace. Arranged over three floors, with a South East facing garden and just moments away from Central Park, this wonderful home has plenty of space for family fun and homeworking.

From nearby Upton Park station, you'll find swift twenty four minute trains to Liverpool Street and thirty two minute trains to King's Cross, via the Hammersmith and City line. There are also Circle and District line services available.

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 0203 397 9797

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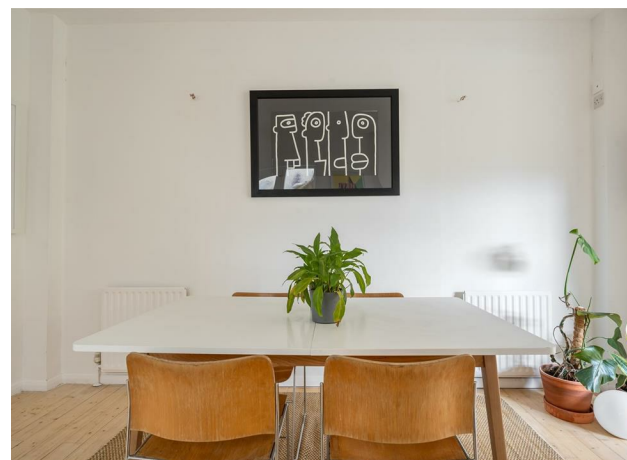
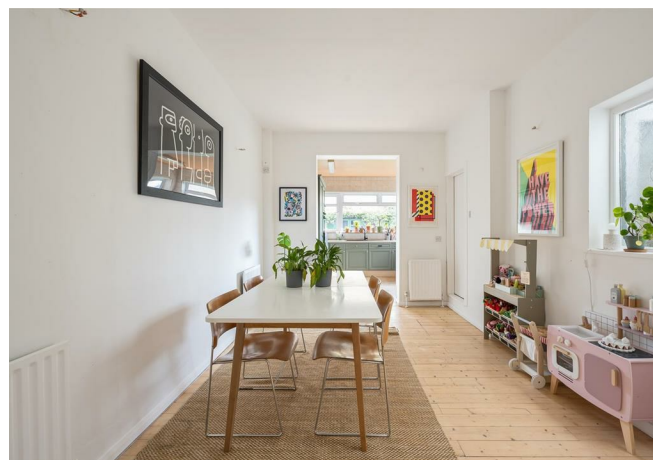
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IF YOU LIVED HERE...

A bright bay window illuminates your first reception room with and blonde timber flooring and tasteful decoration adds to the feeling of space and light. An open archway seamlessly connects your second reception room, currently in use as a playroom. Further down your hall you'll find a spacious dining room, which connects to a handy utility room and ground floor bathroom. Continuing through into a generous kitchen with dual aspect, wall to wall windows, sage green cabinets and more of those lovingly restored original floorboards.

Out in the garden you'll find a sunny lawn and plenty of space for barbecuing and al fresco entertaining. Back inside and upstairs, your principal bedroom has another large bright bay window and two more double bedrooms overlook the garden, one of which is currently in use as a home office. Your family bathroom is a lavish affair, with marbled tilework, engineered hardwood flooring, a contemporary suite and a huge stroll in shower.

The final jewel in the crown is your pristine loft conversion. Up here you'll find another handsome double bedroom, with a skylight overhead, eaves storage and stripped painted floorboards. The convenient third floor WC is equally as luxurious as your bathroom, with a sage green colour scheme, monochrome marbled flooring and a huge double panelled window bathing the space in natural light.

Your new local will be The Boleyn Tavern on Barking Road. Home to Britain's longest bar, this recently renovated, family friendly, beautiful Victorian gastropub has an impressive seven different bars, hosts regular quiz nights and serves delicious Sunday roasts. Just five minutes from your door, you'll find much loved Central Park. This lush green space has plenty of open fields for picnics, basketball and tennis courts and a sizeable children's playground.



WHAT ELSE?

- You can buy your fresh sourdough loaves at the popular Central Park Café, where we'd also recommend sitting in for a fresh coffee and a sweet treat – perfect after a walk in the park.
- In just a ten minute drive you'll be onto the motorway, connecting you with the Capital Ring Road or taking you East and out of the City.
- Parents will be delighted to know there are twenty eight primary and secondary schools, within a mile of your home. Brampton Primary School has been granted an Outstanding rating in the last two Ofsted reports, the most recent one in 2024.
- Brampton Manor Academy (Secondary school) is also a mere 10 minutes walk from our place. The school was rated "outstanding" in its two most recent Ofsted inspections, which took place in 2012 and 2018. In 2021, 55 Bramptonians received Oxbridge offers. By August 2022, this figure rose to 85 students securing Oxbridge places, with 185 students achieving 3 or more A* grades and 95% of the cohort progressing to Russell Group Universities.
- It's worth mentioning the Greenway, which connects East Ham with the Olympic Park and Victoria Park in 15 and 20 minutes of cycling, respectively.

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Reception Room
10'9" x 23'9"

Reception/Diner
9'11" x 14'3"

Kitchen
10'9" x 9'11"

Utility Room
4'5" x 6'5"

Bedroom
9'9" x 13'9"

Bedroom
9'9" x 10'0"

Bedroom
9'11" x 11'7"

Bathroom

Bedroom
11'10" x 12'4"

Ensuite



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