



Reception
12'2" x 23"

Kitchen
7'4" x 9'11"

Storage

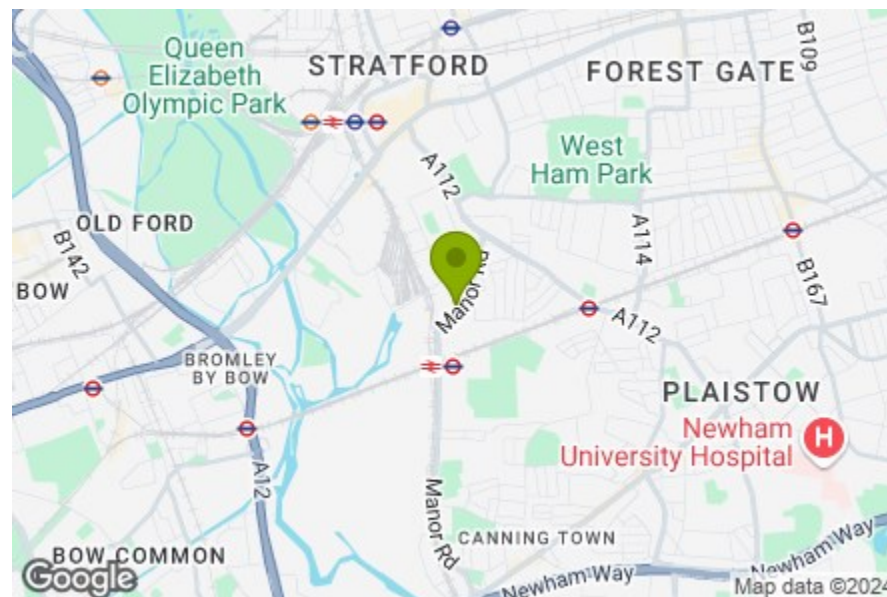
Bathroom
6'9" x 6'7"

Bedroom
12'2" x 10'4"

Bedroom
9'4" x 10'5"

Total Area: 62.8 m² ... 676 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WAKELIN ROAD, STRATFORD

Offers In Excess Of £460,000 Freehold
2 Bed House - Terraced



Features:

- Victorian Terraced House
- Freehold
- Two Double Bedrooms
- South East Facing Garden
- Close to West Ham Station
- Potential to Extend

A bright and charming two-double bedroom terraced home with lovely period features, a secluded rear garden and great potential for development, including planning permission for a wrap around extension to the ground floor, and also for a loft extension.

It's situated five minutes Abbey Road DLR, while West Ham station is just slightly further, and if you fancy a wander north, you'll find Westfield Stratford and the Olympic Park less than half an hour away on foot.

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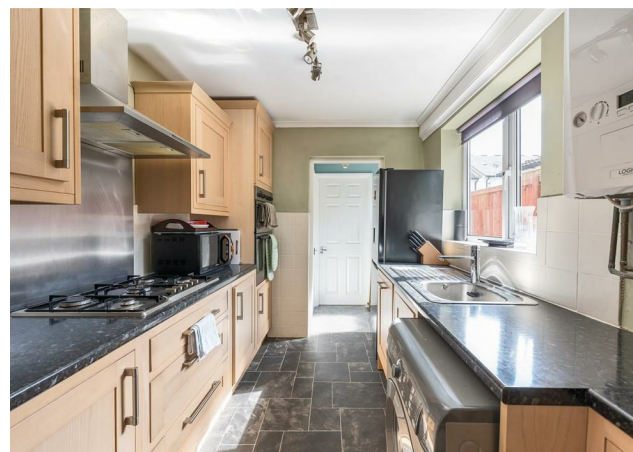
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IF YOU LIVED HERE...

You can take pride in knowing that you have a few little hidden gems on your doorstep, from the up-and-coming community of Plaistow to the lesser-explored part of Stratford, south of Westfield.

Back at home, you'll be delighted by the light that flows through dual aspect reception room. Neutrally decorated - and with the potential to extend, it's the perfect a blank canvas, with features such as the open tread staircase adding immediate charm.

Your kitchen will be the perfect pick-me-up on grey mornings with its rustic flooring and plentiful storage. Open the rear door and enjoy a drink in the south-east facing garden. The bathroom is to the rear of the kitchen, while on the first floor you'll find two airy double bedrooms. The fact that planning permission has been granted for a loft extension brings up even more potential, so you'll have a fun time plotting your mood boards.

WHAT ELSE?

- As well as having Abbey Road five mins away on foot, you're nine minutes from West Ham Station for the District, Hammersmith & City and Jubilee Lines, so you can nip to central London in less than 15 mins.
- You're less than 15 minutes to London City Airport door to door. The world is your oyster.
- Parents will be pleased to know that you've got an abundance of popular primary and secondary schools within a mile.



A WORD FROM THE OWNER...

"Wakelin Road is a quiet, friendly street - a great location for local shops, cycling on the Greenway and very close to the tube at West Ham, local buses on Manor Road and New Plaistow Road as well as Abbey Road DLR station (which was not even built when we selected the house for the other great transport links!). We have really enjoyed living here and witnessing the improvements to and transformation of the area before, during and after the London Olympic Games. We have loved living in this area, so much so that while we are moving as we want more space we will be staying local! We hope you'll enjoy living here and as a couple of tips, our favourite spots within easy walking distance are family run café and bakery Sawmill and the excellent board gamers pub Escape Bar."

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