



Total Area (Excluding Cellar & Garage): 160.3 m² ... 1726 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.

 **Warwick Road, Stratford**
Guide Price £895,000 Freehold
5 Bed House - Semi-Detached



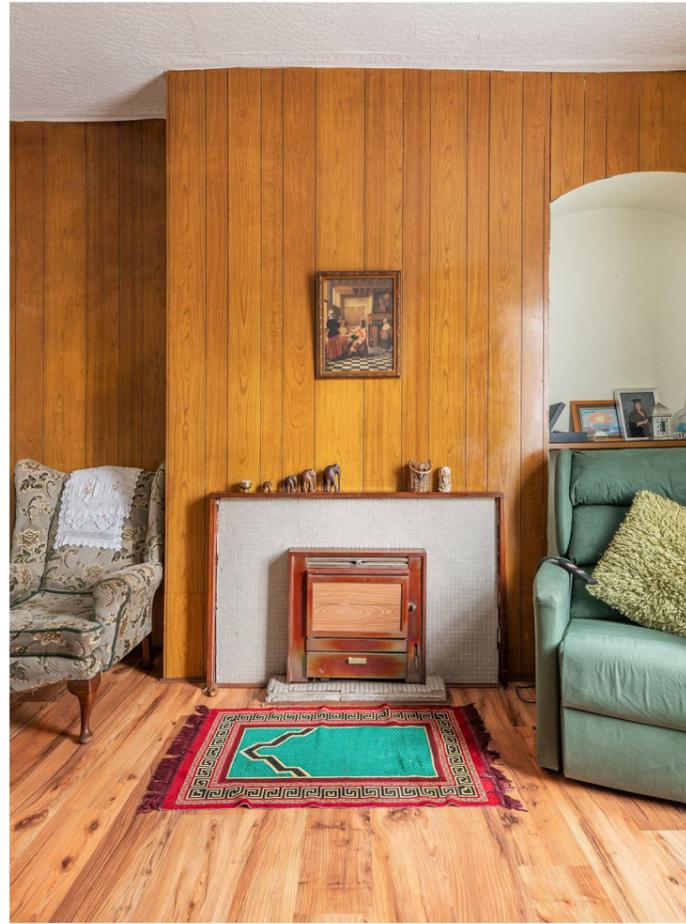
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





Features

- Five Bedroom Victorian House
- Double Fronted, Corner Plot
- Large Basement
- Three Reception Rooms
- Side Access
- Separate Garage
- Potential for Development (STP)
- Close Proximity to West Ham Park



Rare to the market is this grand and imposing Victorian double fronted corner property with five bedrooms, garage and garden offering potential to split into two dwellings (STPP) having a front door in Warwick Road and one in Reginald Road (at present not in use). It's all located just off West Ham Park, and a short fifteen minute stroll from Stratford.

While the property would benefit from updating it will make a fantastic opportunity for a large family or developer to make their mark. Viewing is advised to appreciate the potential that this unique property has to offer.

A WORD FROM THE OWNER.....

"This house has been a happy and comfortable home for over fifty years for our big Italian family. Many celebrations and large get togethers have taken place here. We have enjoyed the location with West Ham park a few minutes away and it's close enough to pop in to Central London from Stratford station . We will miss the house and wish any future owner the warmth and love that we share for this house."





➤ IF YOU LIVED HERE

You'll be stretching out in these stately Victorian proportions, with over 1700 square feet of living space and high ceilings to make your own. Your vast 300 square foot through lounge is a vintage treat in its own right. Dual aspect, with glazed internal doors to the rear opening up to yet more hosting space, and with that double bay window to the front, you have lashings of natural light throughout.

There's a timber panelled statement wall, a gorgeous vintage stone surround atop the hearth, original cornicing overhead. Step into your timber panelled rear sunroom and you have leafy green views of your garden via wall-filling windows. It's quite a courtyard; with patio, flower borders and beautiful eighty year old apple tree.

Back inside and your kitchen's a bright, lengthy space of 150 square feet, with a sky blue paint job and matching cabinets. You have yet another reception and the ground floor bedroom behind the second flank of your double frontage, both generous spaces of around 150 square feet, each finished with the property's signature vintage character.

Upstairs all four bedrooms are superbly balanced doubles ranging from 120 to 160 square feet, each with its own character and fittings. The fourth bedroom acts as a second kitchen, that can be converted back into a bedroom. Your family bathroom completes the interior, while in your garden you have that wonderful double height barn of a garage. A wealth of private parking space or an exciting development opportunity? It's up to you.

As noted Stratford is within easy walking distance, for all the many and varied shopping and leisure delights of Westfield, the world famous post-2012 landmarks of the Queen Elizabeth Olympic Park and the incomparable underground, overground, international and, soon, Crossrail transport links of Stratford station. Even closer to home, the vast green space of West Ham Park, site of the first FA Cup goal in history, is just a few steps from your front door. Ideal for morning jogs, evening strolls or exercising furry friends.

WHAT ELSE?

- You have no fewer than thirty two schools rated 'Good' or better less than a mile away on foot, with an impressive twelve deemed 'Outstanding'.
- As well as that tempting garage, you have a vast cellar to turn to all manner of uses whether that be a home working space or simple storage. You may even be able to develop the untouched loft space into your own whole new storey, subject to the usual permissions.
- The former Olympic Athletes Village, now dubbed East Village and reimagined as 'London's Coolest Postcode' is well worth the twenty minute stroll or short hop by Uber. It's packed with independent, artisanal wining and dining establishments. You're sure to find a favourite.

