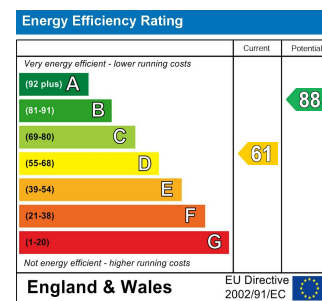


Total Area (Excluding Loft Room): 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup>

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.



## MAFEKING ROAD, LONDON

### Offers In Excess Of £475,000 Freehold 2 Bed House



#### Features:

- Two Bedroom Terrace House
- Stylishly Renovated By Current Owners
- Large Through Reception
- Private Garden
- Large Bathroom With Bath And Walk In Shower
- Close To West Ham Station
- Short Walk To Hermit Road Recreation Ground

A beautifully designed two-bedroom terrace home with period features and stylish fittings, as well as a large through-reception, four-piece first floor bathroom, converted loft room and spacious rear garden.

It's within walking distance of West Ham (0.5 miles) and Canning Town (0.7 miles) stations - both in Zone 2, which together serve a total of five tube routes: Jubilee, District, Hammersmith & City and two branches of the DLR. There are also some excellent amenities in the local area, as well as a brilliant community.

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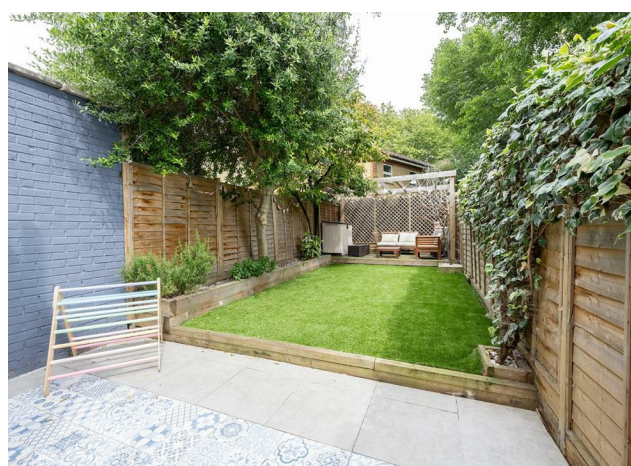
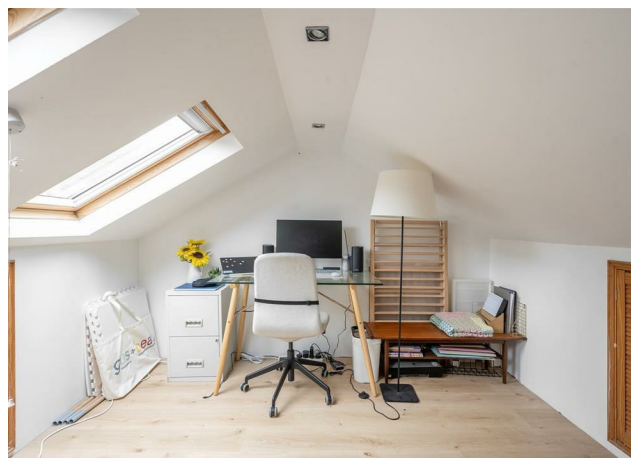
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### IF YOU LIVED HERE...

You'll love the sleek yet traditional style of this home. The cheery blue frontage will wow for a long time to come, but you'll also appreciate the calming, neutral tones inside.

With light pouring into the through-reception, through the stunning bay windows, there's a fantastic sense of scale, something further emphasised by the spotless decor. You'll love the extra touches such as the shutters, column radiators and bright bannister. Meanwhile, your kitchen is traditional in style but with all of the convenience of being new. The butler basin brings charm, while the timber adds warmth.

At the rear, you'll find your landscaped garden, with a patio area and plenty of mature foliage for added seclusion. The space will really come into its own during BBQ season.

Upstairs, the bedrooms are spotless, while the family bathroom has been fantastically designed, with a walk-in shower, freestanding bath and double basins - a lovely luxury. Up in the converted loft, you have an additional room, which would be used

in countless ways.

You can take pride in knowing that you have a few little hidden gems on your doorstep, and there are plenty of great cafes and restaurants on Barking Road, and near Canning Town station. As for greenery, you're split for choice; you're within a mile of four parks: Hermit Park, West Ham Memorial, Star Lane Park and West Ham Park.

### WHAT ELSE?

- As well as the tube lines, West Ham also has the C2C which gets you to Fenchurch Street in an impressive ten minutes. Stratford is one stop away on the Jubilee, and Canary Wharf is seven mins.
- City Airport is only a 15 minute cab ride away if you ever need to hop away.
- Already got a bike or planning on getting one? The home is also close to the Greenway, which is a cycleway that will get you to the Olympic Park in 12 minutes, Westfield or Victoria Park in 15, and Liverpool Street in 30. Perfect for getting around and staying fit.



### A WORD FROM THE OWNER...

"We have lived in this area for nearly 10 years and in this house for 5. Now that our family has grown, we have decided to move on but we have loved it here all this time and will always look back fondly on our first home. We are positive that you'll love living here as much we have! When we moved in we completely transformed the house with new floors, kitchen, bathroom and also landscaped the garden. We also got new doors and windows, shutters and a cast iron fireplace. We even started an Instagram to document the transformation but life got too busy to update it! Feel free to have a nosey @littlondonhouse. Our house is situated in a commuter's paradise. It is within walking distance of West Ham and Canning Town stations (both in Zone 2) which together serve 6 tube/rail routes including the Jubilee line which gets you to Canary Wharf in 7 mins, and the C2C which gets you to Fenchurch St in 10 mins. It's also close to the Greenway which allows you to cycle to a multitude of destinations such as Stratford Westfield, Victoria Park and Liverpool Street in just 15-30 minutes. Our house is also perfect for families being near excellent schools, as well as 3 local parks. There is a mix of young professionals and families on this street and our neighbours are very friendly. Our favourite local eateries are The Barre and The Lockdown Room on City Island, and Milk Tree cafe and Zzetta pizzeria on Barking Road. It's also a prime location for Deliveroo as we're spoiled for choice with Canary Wharf and Stratford so nearby. With the neighbouring TwelveTrees Park development/West Ham Village opening soon, you'll really have no shortage of local amenities."

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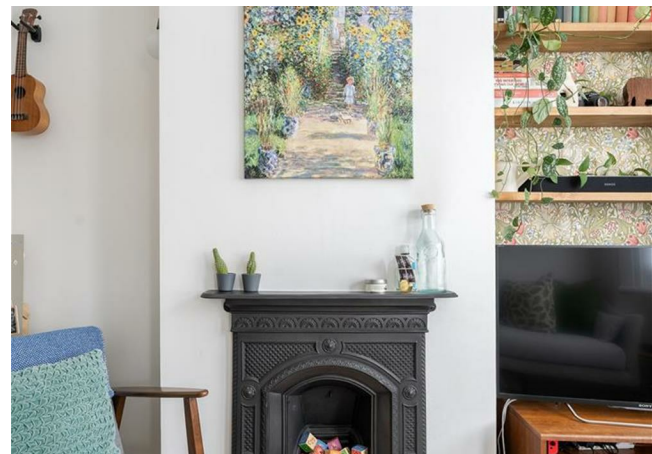




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**Reception**  
12'8" x 22'11"

**Bathroom**  
7'8" x 9'4"

**Kitchen**  
7'11" x 9'4"

**Loft Room**  
11'5" x 9'10"

**Bedroom**  
12'8" x 10'4"

**Garden**  
37'2" x 13'9"

**Bedroom**  
7'4" x 10'5"



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