



Reception Room
11'6" x 11'11"

Bedroom
8'8" x 10'9"

Bathroom
5'6" x 8'3"

Kitchen
8'7" x 10'4"

Garden
14'2" x 15'3"

Garden Room
13'0" x 9'0"



STAMFORD ROAD, EAST HAM
Offers In Excess Of £290,000 Leasehold
1 Bed Flat

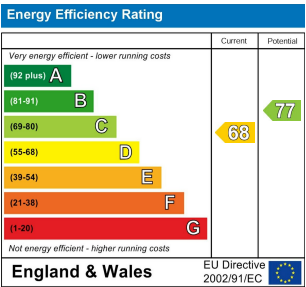
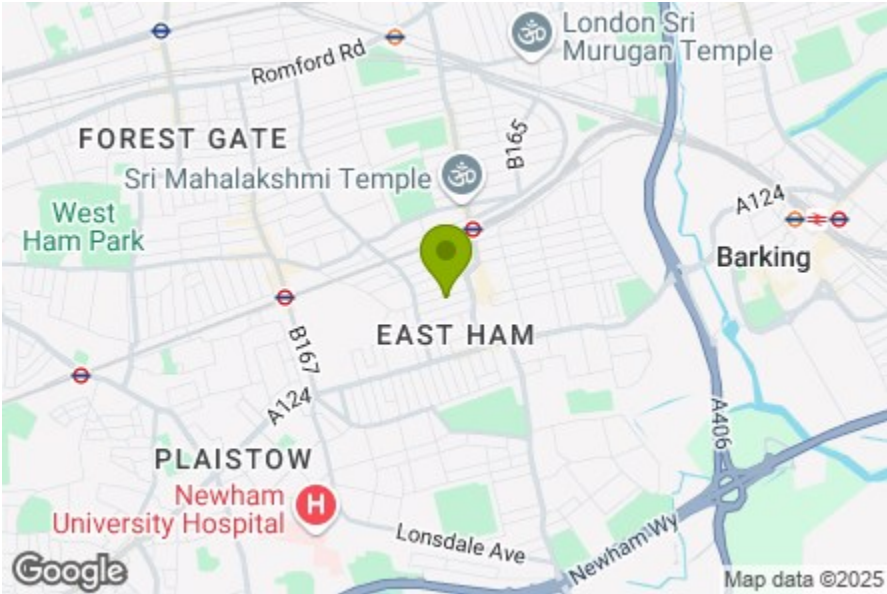


Features:

- One Bedroom Flat
- Ground Floor
- Private South Facing Garden
- Bay Fronted Reception
- Garden Room
- Short Walk To East Ham Station
- Close To Central Park

This charming one-bedroom ground-floor flat, set within a Victorian conversion, offers a combination of period charm and modern versatility. Ready for your creative vision with a standout feature in the private south-facing garden, complete with a garden room, providing valuable additional space—ideal for a home office, creative studio, or relaxation retreat.

With several green spaces nearby, you'll have nature on your doorstep, while the bustling East Ham High Street offers a variety of shops, cafes, and amenities just a short walk away. East Ham station (0.4 miles) on the Circle Line ensures excellent transport links, making commuting effortless. This is a fantastic opportunity to put your own stamp on a flexible and well-located home.



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IF YOU LIVED HERE...

Retaining its original period charm, this home offers a blend of warmth and versatility. The reception room (128.88 ft²) is an inviting space where natural light pours in through a generous bay window, highlighting the rich wooden flooring that enhances its classic appeal.

Following the corridor, you'll find a bright and tranquil double bedroom (89.89 ft²), with a window onto the side return that ensures soft, natural light throughout the day. A perfect blank canvas, this space is ready to be styled to suit your vision of comfort and relaxation. Neatly tucked beneath the stairs, two storage cupboards provide a practical solution for keeping seasonal or everyday items out of sight, ensuring a clutter-free home.

Further along, the bathroom features floor-to-ceiling white metro tiling, a classic white suite, and a glazed bath and shower combination—perfect for unwinding with a long soak or grabbing a quick refresh. A calming sage green accent wall adds a stylish touch, while a window offers natural light and ventilation.

At the rear, the U-shaped kitchen is bathed in sunlight all day, thanks to wide-spanning windows. Featuring an integrated oven and gas hob, it's perfect for those who love precise control while cooking. Beechwood cabinetry provides ample storage,

and a glazed door seamlessly connects the indoors to the private garden.

The rear garden is a sun-soaked, low-maintenance oasis, mainly decked for ease of use—whether you're enjoying your morning coffee or unwinding after a long day. An exceptional bonus is the garden room (117.90 ft²)—a highly versatile space with endless potential. Whether used as guest accommodation, a home office, gym, or a creative studio, it's a fantastic addition that enviably expands your living footprint.

WHAT ELSE?

- With excellent transport links, including East Ham Underground Station (District and Hammersmith & City Lines) and numerous bus routes, residents enjoy quick access to Central London or the City in just 18 minutes.
- The nearby High Street North is bustling with shops, supermarkets, and diverse dining options, while East Shopping Centre adds a unique touch with its focus on South Asian fashion and cuisine.
- Green spaces like Central Park, Plashet Park, and Beckton District Park provide opportunities for relaxation and recreation, perfect for families and nature lovers. The area is also well-connected to key destinations like Westfield Stratford City and Canary Wharf, making it an attractive choice for professionals and families alike.



A WORD FROM THE OWNERS.....

"A good multicultural community. Close to shops, cafes, pubs and transport links. Good community feel."

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