



FREEHOLD

House - Terraced

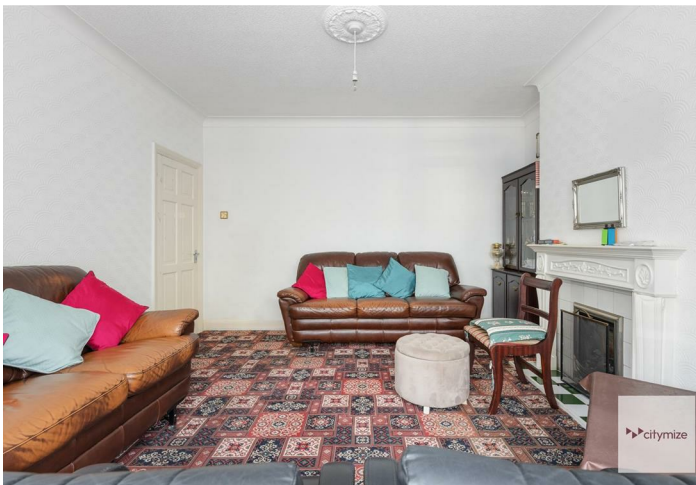
# 208 PORTWAY, LONDON, E15 3QY

Asking price

# £800,000

## FEATURES

- EPC rating TBC
- 2 Reception plus Dining area
- New Insulation & rendered
- Opposite prominent Westham park quiet and beautiful area
- Suitable for Large family 5 bedroom
- Private garage
- Close to Stratford & Plaistow station
- Potential to Apply for 5 Bed HMO



# 5 Bedroom House - Terraced located in London

## Ground Floor & entrance -

Porche Leading to lounge, kitchen and 1st floor stairs

## Lounge

13'1" x 10'5"

Double-glazed window to front. Carpeted flooring. Fire place, Radiator

## Family seating

10'5" x 12'1"

Double-glazed , Carpeted floor and sliding doors to the rear have access to kitchen & garden

## Dinning

8'6" x 5'10"

The dining space offers plenty of room for families to dine together.

## L-Shaped Kitchen/Diner

13'9" x 12'5"

This L-shaped kitchen has tiled flooring running the length of the room and for natural light, there is a double-glazed window and door to the rear elevation. The kitchen had been fitted with wall and floor units, long worktops incorporate the single drainer sink unit and gas hob. There is tiled splash back, integrated oven and extractor, space for a fridge freezer and small breakfast space. Dining room has full access to kitchen. kitchen back door leads to garden & outbuilding.

## Toilet

3'3" x 7'2"

Downstairs toilet & shower give extra comfort to the guest and make this house a forever house for an elderly family member. Shower cubicle, wash hand basin and low flush w.c.

## Stairs to First Floor-

## Master Bedroom-1

12'5" x 11'10"

Large Double-glazed window for plenty of air & light. Carpeted flooring. Radiator.

## Bedroom-2

12'5" x 11'10"

Double glazed window. Carpeted flooring. Radiator.

## Bedroom-3

8'2" x 6'6"

A cosy Room can be used for a home office or kids' bedroom

## Bathroom

6'2" x 6'2"

Panelled bath, wash hand basin and low flush w.c.

## Stairs to second floor -

#### Bedroom-4

10'5" x 9'6"

Brand new Room with new carpet.

#### Bedroom-5

13'5" x 9'6"

Double window gives plenty of air and light. Carpeted floor.

#### Toilet-3

5'2" x 6'2"

Brand new toilet with 3 piece unit.

#### Out building

18'0" x 9'10"

Outbuilding with gated access from Rear of the property.

#### Garden

24'7" x 18'0"

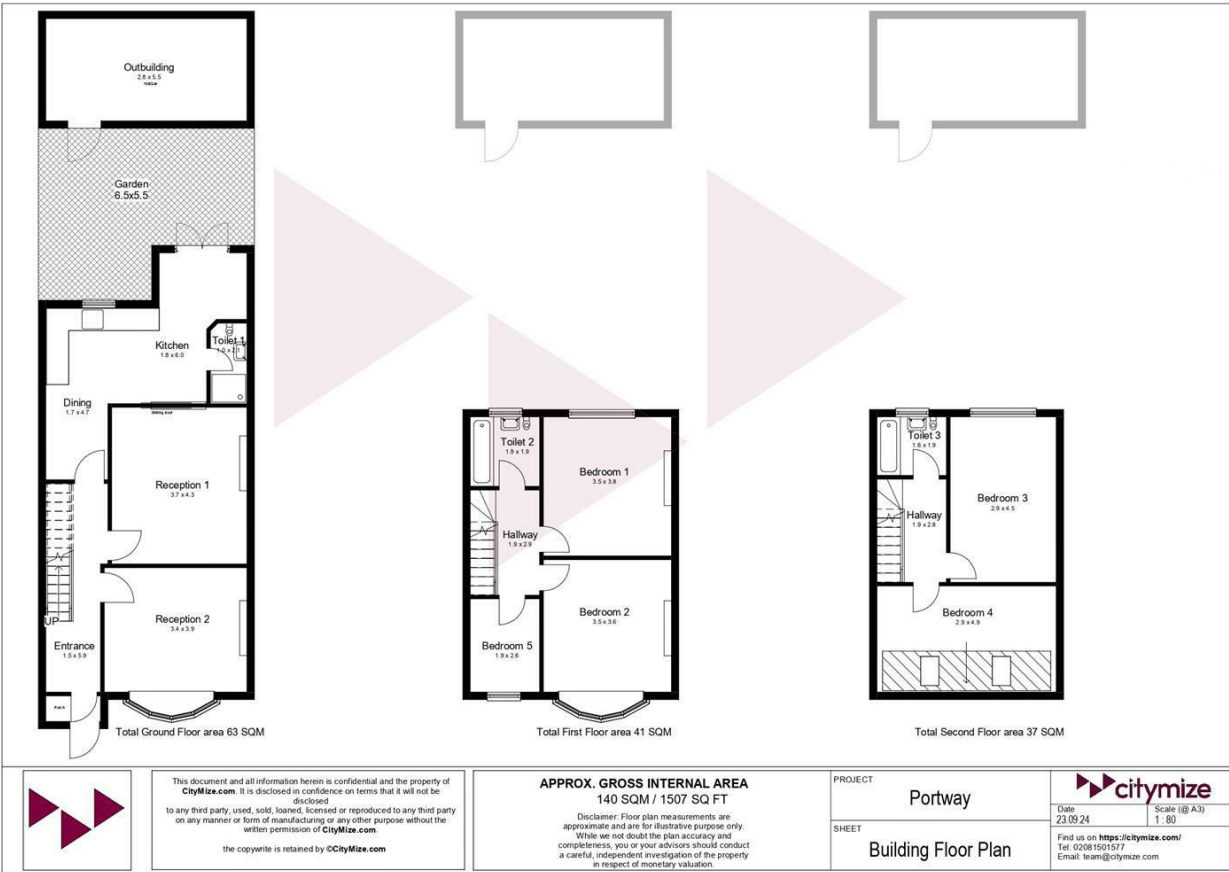
Full patio garden leading to outbuilding & garage



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

