



Kingsland Road, London

Guide Price £435,000



- Stunning two bedroom Victorian built home with feature Bay fronted window
- Fully refurbished by the current owners
- Approximately 0.6 miles to Upton Park tube station
- Easy access to A13/M25 road links
- Entrance hall, lounge/diner, kitchen and ground floor three piece shower room
- Two first floor bedrooms
- Courtyard style rear garden
- Front garden



GUIDE PRICE - £425,000 - £475,000

Nestled on the vibrant Kingsland Road in London, this stunning two-bedroom Victorian terraced house is a true gem. The property has been fully refurbished by the current owners, showcasing a perfect blend of classic charm and modern convenience.

As you enter, you are greeted by a welcoming entrance hall that leads into a spacious lounge/diner, ideal for both relaxation and entertaining. The feature bay windows allow natural light to flood the room, creating a warm and inviting atmosphere. The contemporary kitchen is well-equipped, making it a delightful space for culinary enthusiasts. Additionally, the ground floor boasts a stylish three-piece shower room, adding to the practicality of the home.

Upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The property also benefits from a charming courtyard-style rear garden, perfect for enjoying the outdoors, as well as a front garden that enhances the home's curb appeal.

Conveniently located approximately 0.6 miles from Upton Park tube station, this home provides easy access to the A13 and M25 road links, making commuting a breeze. This delightful Victorian home is not just a property; it is a lifestyle choice, offering comfort, style, and a prime location in one of London's most sought-after areas. Don't miss the opportunity to make this beautiful house your new home.

Entrance hall gives access to all rooms.

Lounge/diner 22'7 x 10'3 (6.94m x 3.15m) Bay fronted double glazed window. Feature fireplace. Wooden style flooring. Smooth to coved ceiling. Enclosed staircase to first floor accommodation. Storage cupboard.

Kitchen 8'9 x 7'4 double glazed window to side. Range of white wall and base mounted units with under unit lighting and matching pan size storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Gas hob and encased oven to remain. Tiled flooring incorporating kick board lighting.

Ground floor shower room comprises larger than average shower, vanity wash hand basin and WC. Tiling to walls, continuation of tiled flooring, heated towel rail.

First floor is home to two double bedrooms.

Bedroom one 10'9 x 10'6 (3.35m x 3.26m) two double glazed windows to front.

Bedroom two 10'10 x 10'9 (3.35m x 3.08m) double glazed window to rear.

Externally the property has a courtyard style rear garden. Artificial lawn lined with slate bordering. Gated front garden.

Council Tax Band: C

Local Authority: Newham

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Local Life

Plaistow is a suburban area of East London, within the London Borough of Newham. It adjoins Upton Park to the north, East Ham to the east, Beckton to the south, Canning Town to the south-west, and West Ham to the west.

It was originally a ward in the parish of West Ham, hundred of Becontree, and part of the historic county of Essex. In 1965, new boundaries designated in the London Government Act 1963 came into effect and, since then, Plaistow has been part of the London Borough of Newham, a local government district of Greater London. The area forms the majority of the London E13 postcode district. Plaistow North, Plaistow South, and Plaistow West & Canning Town East are three of the ten electoral wards making up the UK parliamentary constituency of West Ham and Beckton.

The main roads are the A112; Prince Regent Lane, Greengate Street, The Broadway, High Street and Plaistow Road, which is a former Roman road; and the A124 (Barking Road), which passes south west/ north east through Plaistow and past the former West Ham United football ground. Commercial and retail premises are on the A112 at Greengate Street leading north and Prince Regent Lane south, leading 0.3 miles to Newham Sixth Form College and along the A124.



