



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.



THE SMALL PRINT:

Council Tax Band: C
Local Authority: Newham

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



