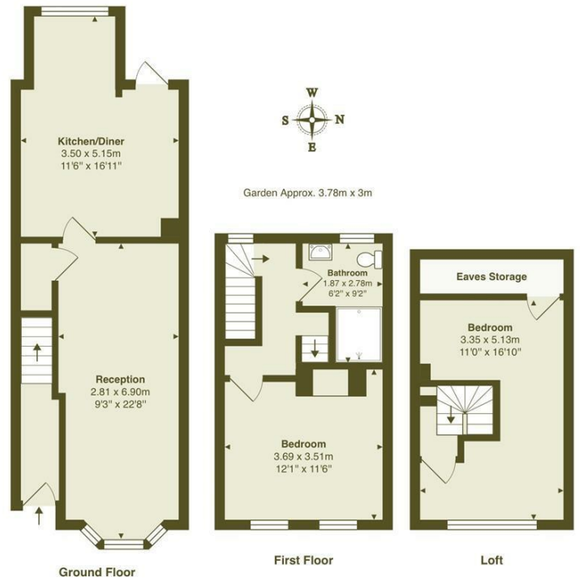


Total Area (Excluding Eaves Storage): 81.4 m² ... 876 ft²

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.

Reception
9'2" x 22'7"

Kitchen/Diner
11'5" x 16'10"

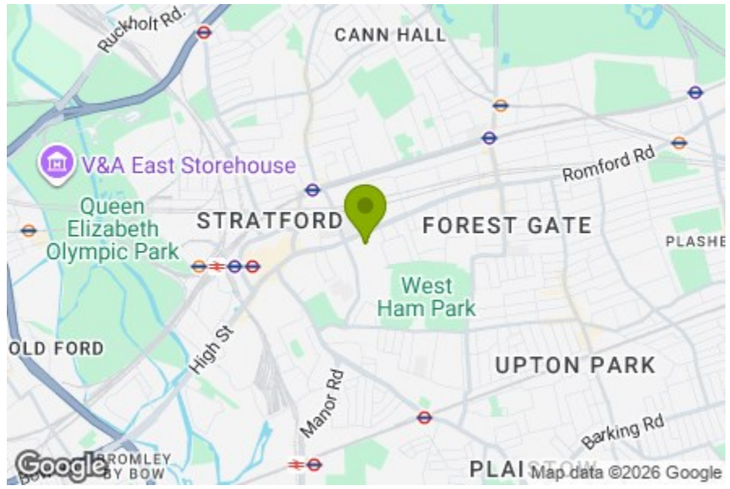
Bathroom
6'1" x 9'1"

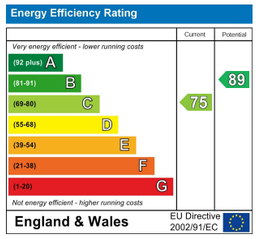
Bedroom
12'1" x 11'6"

Bedroom
10'11" x 16'9"

Eaves Storage

Garden
approx 12'4" x 9'10"





E11, E7, E12 & E15
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TAVISTOCK ROAD, STRATFORD

Asking Price £455,000 Freehold

2 Bed House - Terraced

Features:

- Victorian Terraced House
- Freehold
- Two Double Bedrooms
- Large Eat In Kitchen
- Double Glazed Sash Windows Throughout
- Chain Free
- Traditional Frontage
- Through-Lounge
- Upstairs Family Bathroom
- Fantastic Transport Links

A characterful two bedroom Victorian terrace in Stratford, with a traditional brick frontage, generous living space and excellent connections across London. Arranged over three floors and offered chain free, you've got a through lounge, large eat-in kitchen and two double bedrooms, all within easy reach of Stratford's brilliant mix of transport, shopping and green space.

REQUEST A VIEWING
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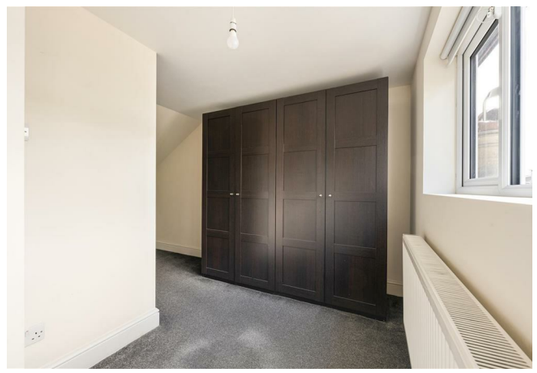














IF YOU LIVED HERE...

Step inside and the through lounge immediately gives you a generous stretch of living space, with timber flooring running underfoot and a bay window bringing plenty of daylight into the front. Double glazed sash windows feature throughout the house, keeping the traditional proportions while adding a practical modern touch. Beyond the reception, the large eat-in kitchen has plenty of room to gather around a dining table, with cream cabinetry, timber worktops and tiled flooring. A door leads directly out to the rear garden, creating an easy flow between indoors and out.

Upstairs, the first double bedroom is a particularly spacious room, with two sash windows and ample room for wardrobes and additional furniture. The family bathroom is also on this floor, finished in neutral tiling with a separate walk-in shower. Continue up to the loft and you'll find the second double bedroom, a wonderfully generous space with plenty of fitted wardrobe storage, along with additional eaves storage. The house is freehold and chain free, making this a well-proportioned Victorian home with plenty of space to settle into.

WHAT ELSE...?

Stratford puts a huge amount on your doorstep, from the shops, restaurants and cinema at Westfield Stratford City to the cafés and independent businesses around East Village and nearby Hackney Wick.
When you want some greenery, the expansive Queen Elizabeth Olympic Park offers waterways, parkland and plenty of room for a weekend wander, with the Olympic venues dotted throughout. Transport connections are a real highlight. Stratford is one of east London's best-connected hubs, with Underground, Overground, DLR, Elizabeth line and National Rail services providing fantastic links across the capital.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Gordon Ramsay's Bread street Kitchen, would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch".

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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