



**BARRAIN**  
LONDON



Helena Road, London, E13 0DU  
**£475,000**



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Barrain London is excited to present this stylish Plaistow Village home, perfectly maintained and ready to move in.

Boasting two generous double bedrooms, a sleek integrated kitchen, and an open-plan lounge-diner, this property blends comfort and practicality. Step outside to the private rear garden, ideal for summer BBQs, while on-street parking is hassle-free with a borough permit. All this is just a five-minute walk from Plaistow Station (Zone 3), putting central London within easy reach. The area is perfect for families and professionals alike, with top schools including Outstanding Curwen Primary and amenities like Coop Supermarket, Plaistow Post Office, Jamia Islamia Mosque, and St Mary's Church all nearby.

Plaistow Village combines convenience with charm. Fitness enthusiasts can enjoy the nearby 24-hour Gym Group, while green spaces such as Plaistow Park offer room for jogging, walking, or family time. Excellent transport links on the District, Circle, and Hammersmith & City lines make commuting a breeze, and Canary Wharf's Elizabeth Line connection puts the West End just four stops away. Whether you are a first-time buyer, downsizer, commuter, or investor, this home is an unmissable opportunity.

Contact us today to arrange your viewing and see all this property has to offer.

## Key Features

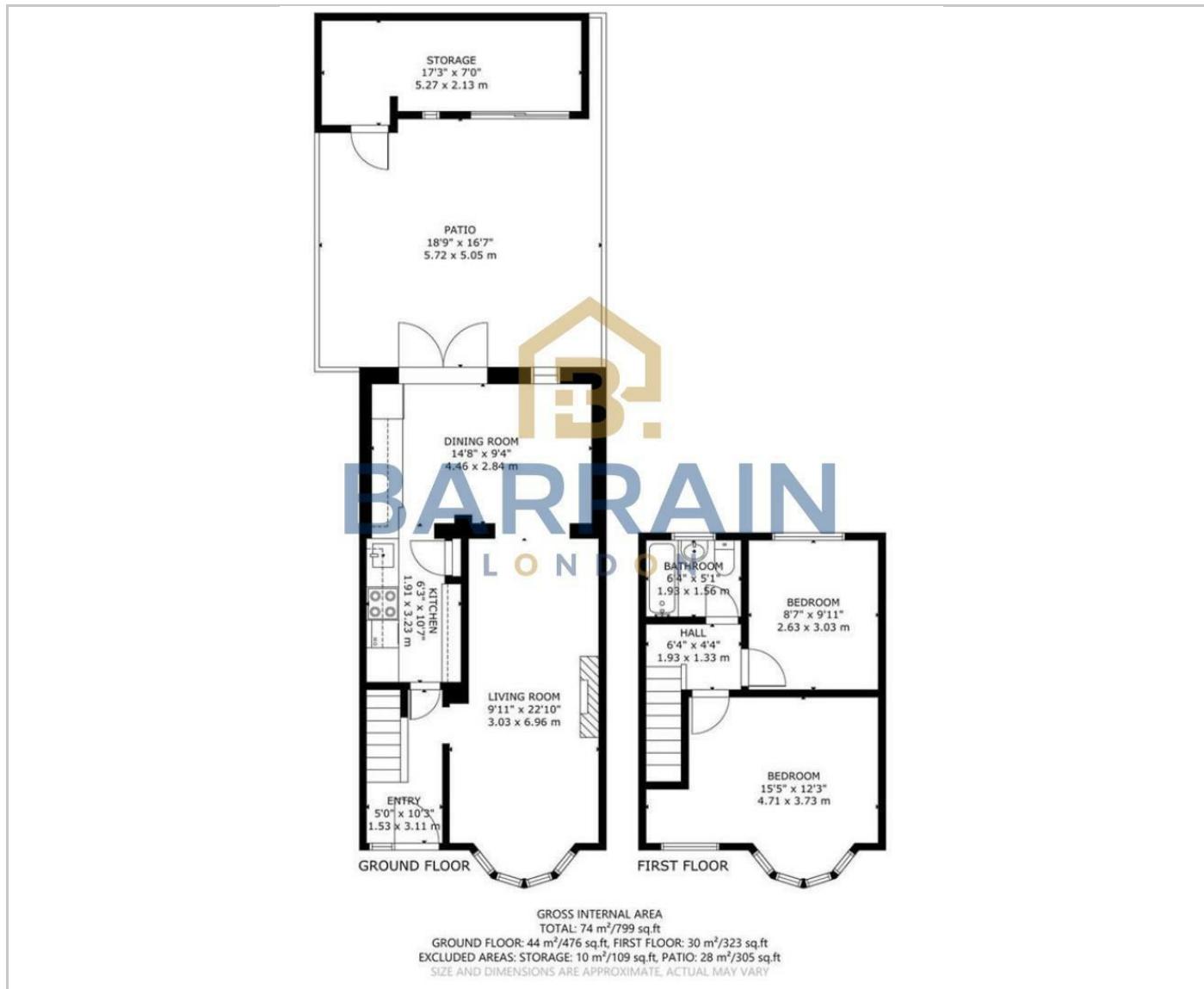
- Attractive, very spacious Plaistow Village home with attractive rear garden
- 2 full-sized double bedrooms
- Modern integrated kitchen and open plan lounge-diner
- 5 minute walk to Plaistow station in Zone 3 (District/Circle and Hammersmith & City lines)
- Fast access to Canary Wharf (Eliz. Line), Westfield Stratford, the City and Greater London
- On-street permit parking in front
- Closeby: Outstanding Curwen Primary, Co-op, Jamia Islamia and St Mary's Church (COE)

## Situation

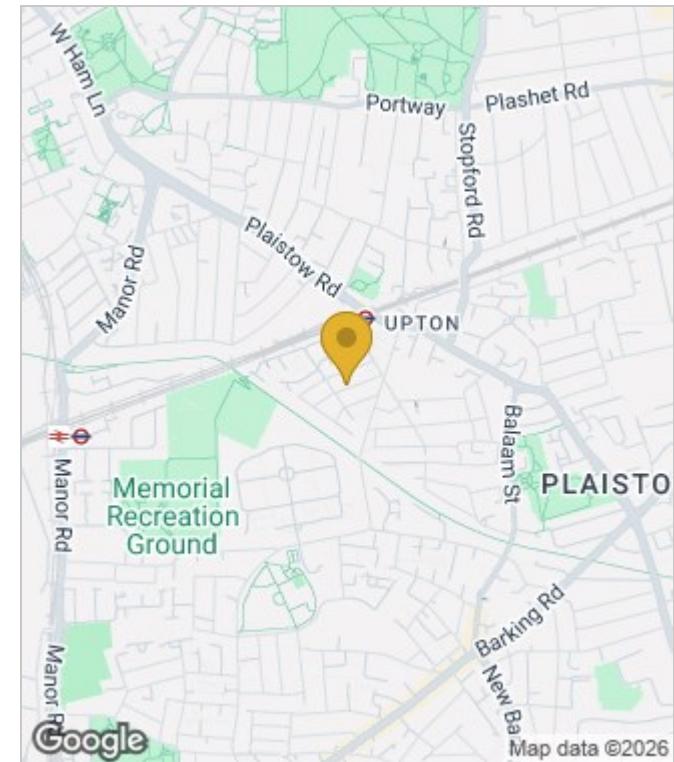


Council Tax Band: C

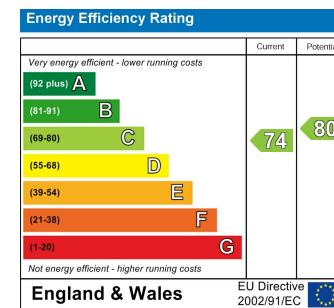
## Floor Plans



## Area Map



## Energy Performance Graph



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