



Beautiful Brick Fronted Two Bedroom House

Holness Road, London E15 4EN
Guide Price £450,000 - £475,000 F/H

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Nestled on Holness Road in the vibrant area of Stratford, London, this stunning two-bedroom terraced period property is a true gem. The exterior boasts beautiful brickwork and a charming bay window, exuding character and warmth. Upon entering, you are welcomed into a spacious through lounge, featuring exposed floorboards that add to the home's charm.

At the rear, you will find a remarkable ground-floor extension completed in 2015, which houses a bright and airy kitchen/diner. This delightful space is flooded with natural light, thanks to two large windows, a sleek high-level side elevation window stretching the length of the extension, and a door leading to the well-maintained garden. This striking feature enhances both the sense of light and space throughout the room. The high ceilings create an open and inviting atmosphere, making it an ideal spot for both cooking and entertaining. The kitchen is equipped with an integrated gas hob, electric double oven and has plumbing for a washing machine and dishwasher, ensuring convenience for modern living.

The bathroom just off the hallway features a stylish three-piece suite, complete with a sun tunnel that brings natural light. The south-west facing garden provides a lovely outdoor retreat. Upstairs includes two comfortably sized double bedrooms.

Located in the heart of East London, this home is in close proximity to Maryland, Westfield, and Stratford Centre, providing a vast range of shopping, dining, leisure, and everyday convenience options. With various bus routes just a short walk away, commuting around London is a breeze. Additionally, West Ham Park is nearby, offering a lovely green space for leisurely strolls or picnics.

This charming terraced house is a perfect blend of character, modern convenience, and an enviable location, making it an excellent choice for those looking to settle in this dynamic part of London.

Entrance Via

partial glazed front door to:

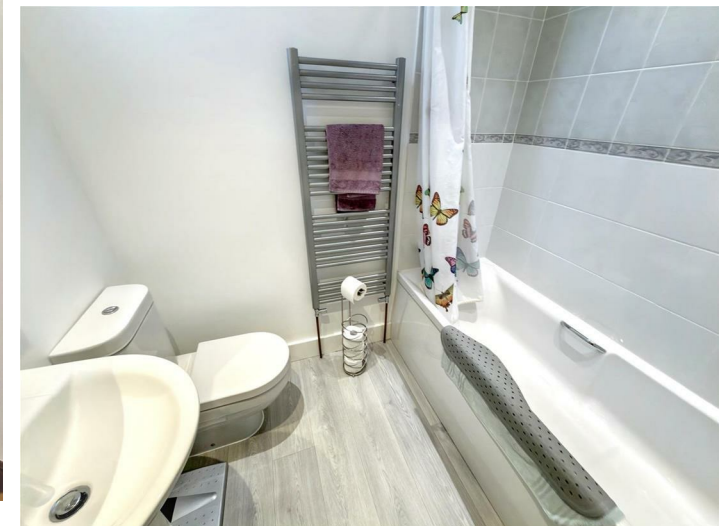
Lounge



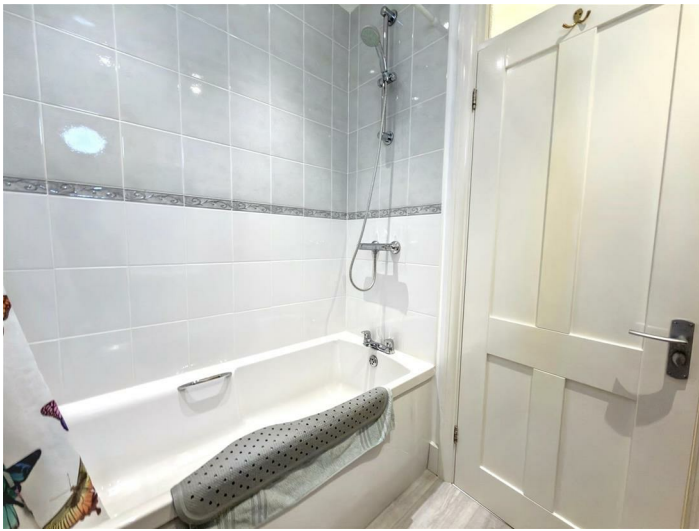
three splay double glazed bay window to front elevation - two radiators - storage cupboard housing consumer unit and electric meter - power points - exposed floorboards - stairs ascending to first floor - doors to:



Bathroom



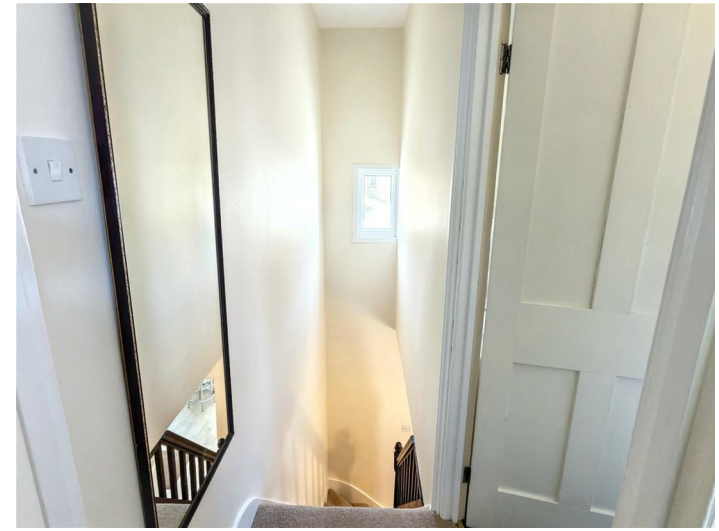
sun tunnel - ceiling mounted extractor - three piece suite comprising of a panel enclosed bath with mixer tap and shower - pedestal wash basin - low flush w/c - heated towel radiator - partially tiled walls - vinyl floor covering.



Kitchen/ Diner



First Floor Landing



two double glazed windows to rear elevation - high level window to side elevation - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point gas hob with extractor fan over - Hotpoint washing machine - Miele dishwasher - fridge - tiled splash backs - power points - radiator - wall mounted Vaillant boiler - wood effect floor covering - double glazed door to garden.

loft hatch - carpet to remain - doors to:

Bedroom One



two double glazed windows to front elevation - two radiators - power points - carpet to remain.

Bedroom Two

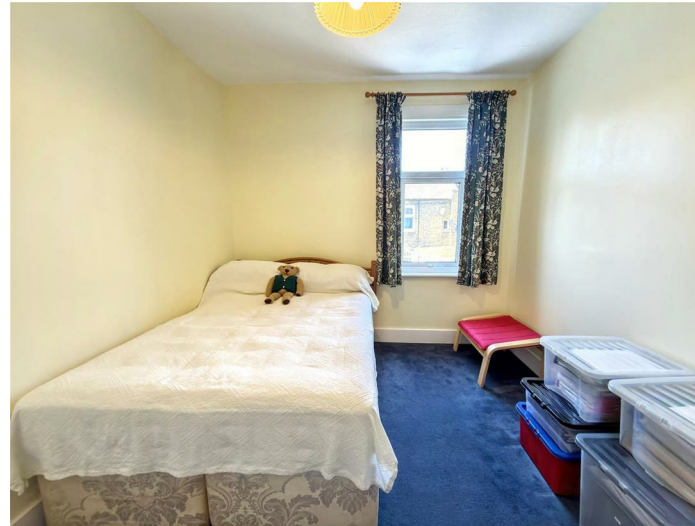


double glazed window to rear elevation - radiator - power points - carpet to remain.

Garden
14'8" (4.48)



paved with shrub border to the rear.





Additional Information:

Council Tax London Borough of Newham Band C

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

O2, Three & Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

A Conveyance dated 12 October 1894 made between (1) Joshua Pedley (2) George Chambers and Charles Augustus Masters and (3) Rich contains the following covenants:- COVENANT by the Purchasers with said J Pedley for themselves their successors in title and assigns and they and their successors in title and assigns would not carry on any art trade or business whatsoever upon said premises but would use same as a private dwellinghouse only PROVISIO that the personal liability of purchasers their successors in title and assigns under said covenant should be limited to ownership.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete

these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

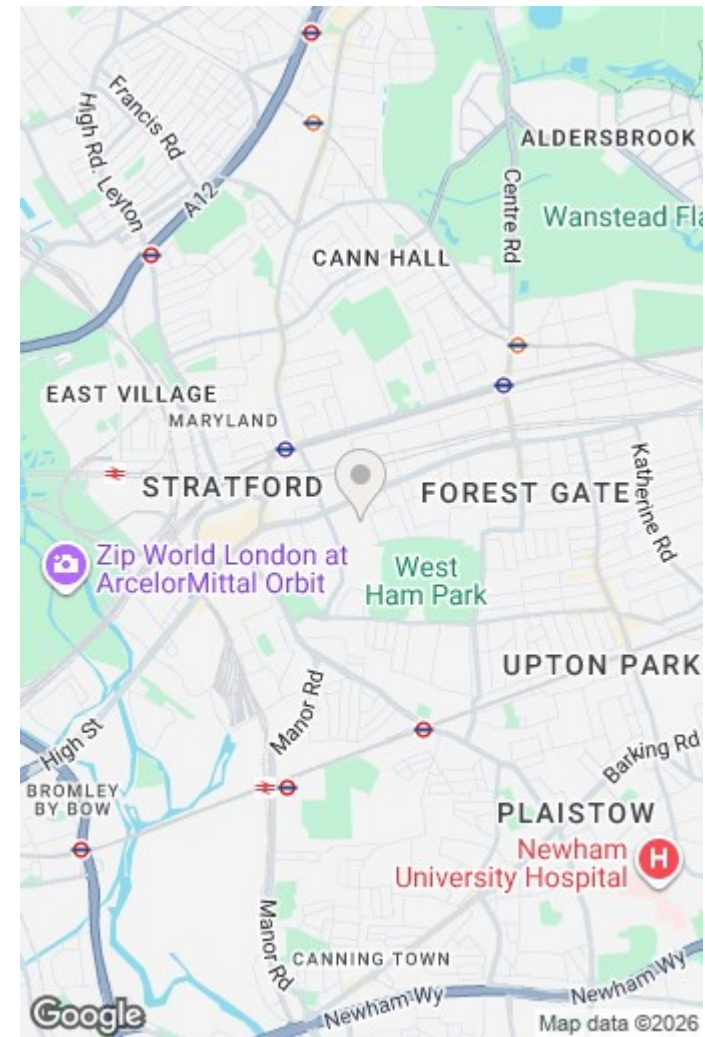
Approx Gross Internal Area
62 sq m / 665 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Stratford Office:
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA
Telephone: 020 8555 3521

