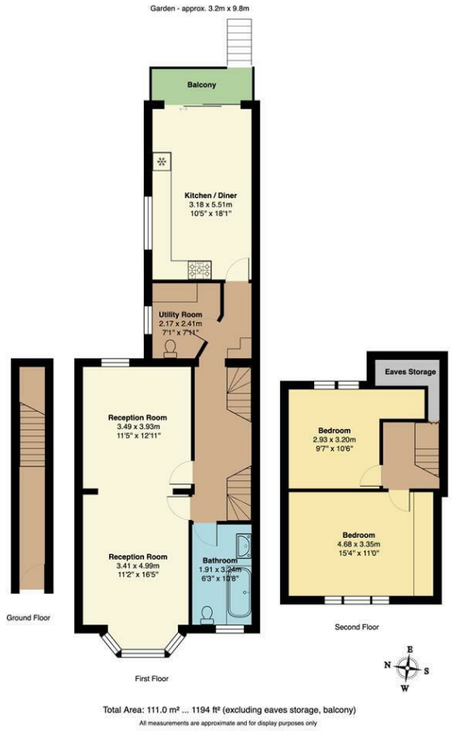


Reception Room
11'2" x 16'4"

Reception Room
11'5" x 12'10"

Bathroom
6'3" x 10'7"

Utility Room
7'1" x 7'10"

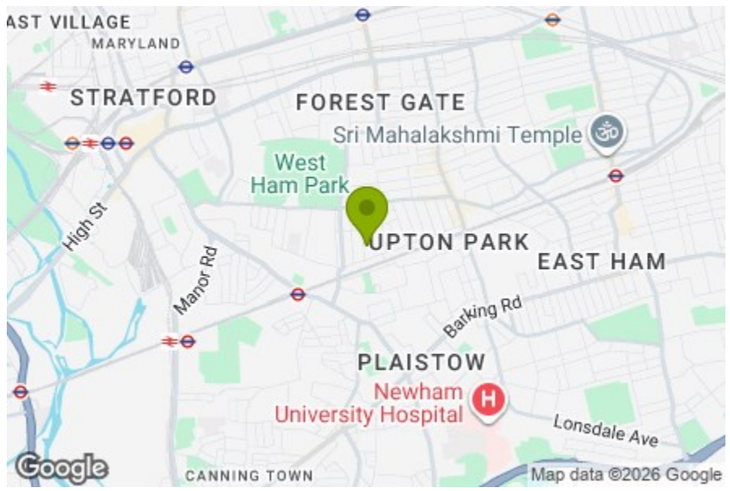
Kitchen / Diner
10'5" x 18'0"

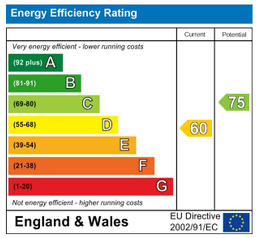
Balcony

Bedroom
15'4" x 10'11"

Bedroom
9'7" x 10'5"

Garden
10'5" x 32'1"





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SELWYN ROAD, PLAISTOW

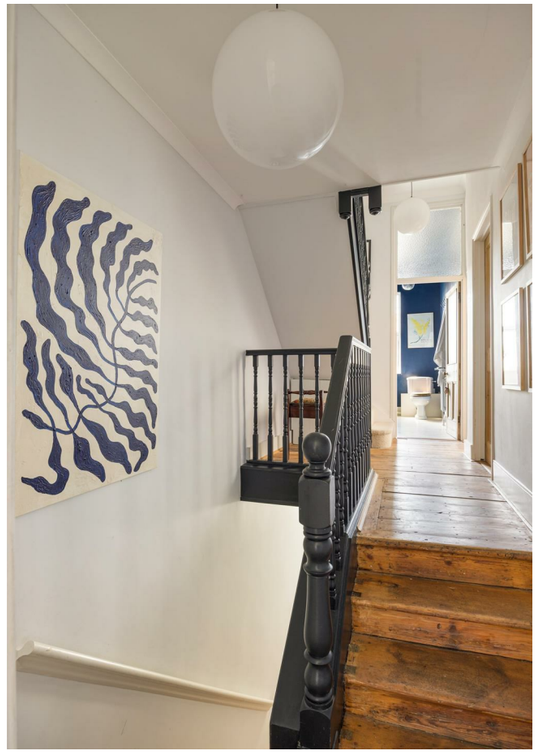
Offers In Excess Of £500,000 Leasehold
2 Bed Maisonette

Features:

- Two Bedroom Maisonette
- Stylish Decor Throughout
- Almost 1200 sq/ft Of Living Space Set Across Two Floors
- Two Receptions
- Large Kitchen Diner
- Private Garden
- Family Bathroom Plus Seperate WC And Utility
- Versatile Space With The Option For Three Bedrooms
- Short Walk To West Ham Park
- Close To Plaistow And Upton Park Stations

Light, bright and full of character, this immaculately presented two/three-bedroom Victorian maisonette offers almost 1,200 sq ft of beautifully arranged living space across the first and second floors. Finished to an exceptional standard, it combines generous proportions and period charm with stylish contemporary interiors, while a private rear garden, large loft and wonderfully flexible layout add to its appeal.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

There's an immediate sense of space and character here. Occupying the upper floors of an impressive Victorian building, the property feels more like a house than an apartment, with a clever split-level layout that naturally separates the living and sleeping spaces.

The first floor is particularly impressive, with a large front reception room featuring a bay window, wooden flooring and a beautiful feature fireplace. It opens directly onto a second reception room, creating a wonderfully versatile space that could work as a dining room, home office, playroom or third double bedroom depending on your needs.

At the rear, the beautifully finished kitchen-diner is a bright and sociable space, with plenty of room for a large dining table and a stylish kitchen with a range-style cooker and distinctive yellow worktop that brings a welcome splash of personality. The decor throughout has been carefully considered, combining colour, texture and character details with a high level of finish.

There's also a separate utility room and additional WC on this floor, along with a large and stylish family bathroom. Direct access from the property leads out to the private rear garden, making summer barbecues and outdoor entertaining particularly easy.

Upstairs, the two further bedrooms are both comfortable doubles, with the principal bedroom benefiting from bespoke carpentry and plenty of natural light. There's also useful eaves storage, while a large loft directly above the kitchen provides additional storage and exciting potential for those looking to explore the possibilities of the space further, subject to the necessary consents.

Outside, the private rear garden is approximately 9.8m long, giving you a surprisingly generous stretch of outdoor space. There's room for seating beneath a charming pergola, alongside planting and plenty of space to enjoy the garden throughout the warmer months.

WHAT ELSE?
- Selwyn Road is a sought-after and peaceful residential street, well positioned for Plaistow and Upton Park Underground stations, as well as Forest Gate and Stratford. The location gives you excellent access to the wider East London area while retaining a lovely residential feel.
- The beautiful 77-acre West Ham Park is around a five-minute walk away. Managed by the City of London Corporation, it offers ornamental gardens, tennis courts, cricket facilities, children's play areas and extensive open space, making it a brilliant local escape.
- You're also within easy reach of the Olympic Park, Westfield Stratford City and Wanstead Flats, while Green Street and Upton Park provide a great choice of independent shops, restaurants and everyday amenities. There are also a host of highly regarded local schools nearby.



A WORD FROM THE OWNER...

"The moment we stepped into our new home, we knew it was special. The sheer size of the space is something we hadn't come across before and has lent itself to many parties, dinners and moments to relax in its quiet ambience.

The neighbourhood is leafy, quiet and peaceful which is a welcoming break from the hustle of the city - it's been incredibly rewarding to reap the benefits of the juxtaposition between city and neighbourhood life. We are in love with West Ham Park, watching the cricket or enjoying the oriental gardens with a bottle of wine in tow. If we ever feel like we need a slice of Hackney life, we get on our bikes where Victoria Park is a 15 minute ride down the Green Way.

Tamping Grounds is great for coffee but don't get surprised if you find yourselves becoming your very own barista and secluding yourself in the garden on lazy sunny mornings then firing up the BBQ."

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