

Kitchen / Reception Room  
15'7" x 13'8"

Bedroom  
9'9" x 11'1"

Bathroom  
7'5" x 5'6"

Bedroom  
10'7" x 15'1"



## GREENGATE STREET, PLAISTOW

Guide Price £300,000 Leasehold  
2 Bed Flat

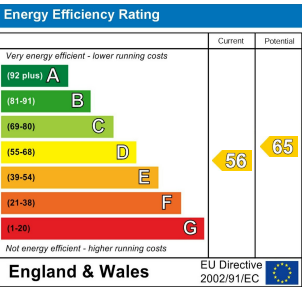


### Features:

- Victorian Conversion
- Two Bedrooms
- Close to Plaistow Park
- Good Decorative Order
- Walking distance to Plaistow Station
- First Floor Flat
- Close to amenities
- Spacious open plan living area
- Long lease of 143 years
- High Ceilings and bay window

Tucked away on the first floor of a classic Victorian conversion, this well-kept two-bedroom apartment makes clever use of its 636 sq ft. Inside, the open-plan kitchen and reception room feels sociable without sacrificing a sense of calm, and original period features add character without trying too hard. There's even loft storage – rare and very welcome in a property of this size.

Step outside and you're a stone's throw from the local buzz of Barking Road – shops, takeaways, and everyday essentials within arm's reach – while Plaistow Park offers green space just across the way for a change of pace. Plaistow Station is a 12-minute stroll, linking you to the District and Hammersmith & City lines, and whisking you into the City or Canary Wharf in around half an hour.



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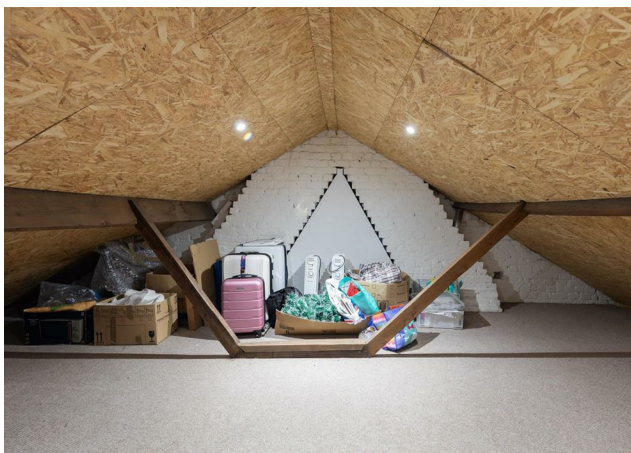
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#### IF YOU LIVED HERE...

Greengate Street sits in the heart of Plaistow, E13 – a neighbourhood on the up, with a vibrant community of independent cafés, local shops and parks. Close to East London's Greenway and parks, there is plenty of greenspace just around the corner. Perfect for commuters, E13 is walking distance to Plaistow tube station and a short bus ride away from Canning Town, Stratford and Upton Park.

A stylish and well-presented two-bedroom flat located on a quiet residential street in the heart of Plaistow, offering excellent transport links, modern interiors and ideal access to local amenities. Perfect for first-time buyers, professionals or buy-to-let investors.

The open-plan kitchen and reception room stretches the full width of the flat, that is well lit with a west-facing bay window that soaks the space in natural light all afternoon. It's a bright, easy space to relax, host or just spread out.

The kitchen is tucked along the rear wall – understated and practical, with white cabinetry, warm wood worktops and integrated appliances that keep everything sleek and functional. There's room here to shape the space your way – whether that's having friends over for dinner, late weekend breakfasts or a desk tucked into the corner.

The bathroom boasts simple clean lines, with patterned grey tiled floor that nods to industrial style. There is a bath and overhead shower.

Both bedrooms are generously sized, fully carpeted, and light and airy. The main bedroom catches light from two sides, with a large hallway cupboard and plenty of storage. Split on two levels, separated by stairs, the flat provides plenty of space for the next lucky owners to make it their own.

#### WHAT ELSE?

Plaistow Park on your doorstep features a children's play area, paddling pool, sports pitches (football & multi-use) and accessible facilities. Plaistow Underground (Hammersmith & City & District lines) is just 0.5 miles away. Upton Park station (0.6 miles) and major interchange West Ham (tube, DLR, railway, 0.9 miles) are also within easy reach. Primary schools are reassuringly highly Ofsted rated – Southern Road (Good), Plaistow (Good), Curwen (Outstanding), all within 300–400 m, whilst Secondary Cumberland (Good), Brampton Manor and St. Bonaventure's Academies (Outstanding) are 0.8–1 km away. Stratford's Westfield shopping centre and Queen Elizabeth Olympic Park are around 20 minutes away by tube. Quick access to A13 and North Circular (A406).



#### A WORD FROM THE OWNER...

"I love the large bright reception room and high ceilings – it is what sold me on the property originally. That and the large loft area for storage. I will miss the vibrant community on our doorsteps. We have the local park opposite and the pedestrianised Greenway is just a few minutes' walk away. It is perfect for those commuting as Plaistow station is a short walk and gets you into the City in no time."

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