



Holbrook Road, London E15 3DZ

Chain Free Spacious Five Bedroom House with Two Shower Rooms £600,000 F/H

A substantial five-bedroom Victorian terraced home arranged over three floors, offering 120 sqm of flexible living accommodation in a highly convenient Stratford location. Offered chain-free, the property presents an excellent opportunity for families, owner-occupiers, and investors alike.

The ground floor features two separate reception rooms, providing versatile living and entertaining space with excellent natural light throughout. To the rear, a spacious kitchen/diner opens directly onto a private west-facing garden. The ground floor also benefits from a separate shower room and additional W/C for added convenience.

The upper floors comprise five well-proportioned bedrooms, including two generous loft-converted bedrooms with a shower room. A separate first-floor WC serves the remaining bedrooms, while a dedicated study/home office further enhances the flexibility of the accommodation.

The property offers well-balanced living space throughout, with bright interiors, good room proportions, and excellent potential for a purchaser to personalise over time.

Holbrook Road is ideally situated within walking distance of Plaistow and West Ham stations, offering excellent transport connections via the Jubilee, District, Hammersmith & City, DLR, and C2C lines. Stratford station, Westfield Stratford City, and Queen Elizabeth Olympic Park are also within easy reach, providing an extensive range of shopping, dining, and leisure amenities.

The area is also well served by local schools, bus routes, and green open spaces including Memorial Recreation Ground.

A rare opportunity to acquire a generously sized home in one of East London's most well-connected and fast-evolving neighbourhoods.

Entrance Via

double glazed door to:

Porch

double glazed windows - tiled floor covering - door to:

Hallway

cupboard housing consumer unit and electric meter - under stairs storage cupboard - power points - tiled floor covering - stairs ascending to first floor - doors to:

Reception One



three splay double glazed window to front elevation - radiator - power points - wood effect floor covering.

Reception Two



radiator - power points - wood effect floor covering - door to:

W/C



sky light window - wall mounted wash basin - low flush w/c - tiled walls - tiled floor covering.

Kitchen/ Diner



sky light window - double glazed window to rear elevation - range of eye and base level units incorporating a sink with a mixer tap and drainer - space for oven - five point gas hob with extractor fan over - space and plumbing for washing machine - space for fridge/ freezer - cupboard housing Main boiler - tiled splash backs - power points - tiled floor covering - double glazed door to garden - door to:

Shower Room



obscure double glazed window to rear elevation - ceiling mounted extractor fan - three piece suite comprising of a shower cubicle - wall mounted wash basin - low flush w/c - tiled walls - tiled floor covering.

First Floor Landing

stairs ascending to second floor landing - power point - wood effect floor covering - doors to:

Bedroom Five



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

W/C



obscure double glazed window to side elevation - wall mounted extractor fan - wall mounted wash basin - low flush w/c - tiled walls - tiled floor covering.

Bedroom Three



double glazed window to rear elevation - radiator - power points - wood effect floor covering.

Bedroom Four



double glazed window to front elevation - radiator - power points - wood effect floor covering.

Study



double glazed window to front elevation - radiator - built in wardrobe - power points - wood effect floor covering.

Second Floor Landing

skylight window - wood effect floor covering - doors to:

Bedroom Two



double glazed window to rear elevation - built in wardrobe - radiator - power points - wood effect floor covering.

Shower Room



obscure double glazed window to rear elevation - three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - cupboard housing main boiler - tiled walls - tiled floor covering.

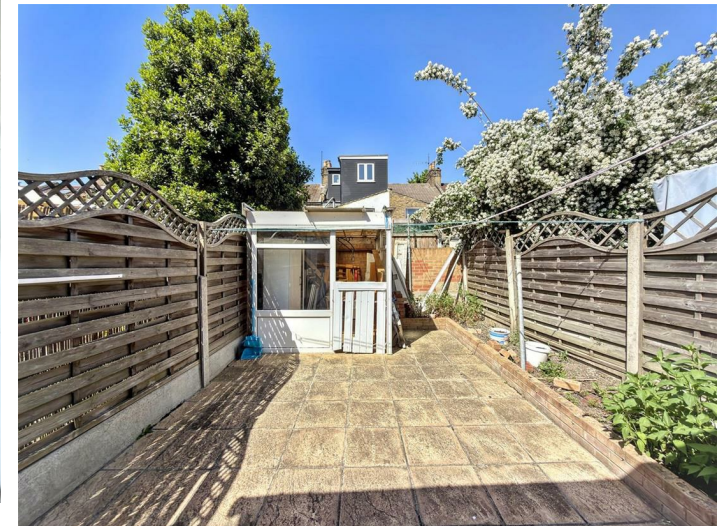
Bedroom One



two skylight windows - built in wardrobe - radiator - eaves storage cupboard - power points - wood effect floor covering.

Garden

22'9" x 14'8" (6.94 x 4.49)



paved with shrub border - garden shed.

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 good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2: 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.

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:

2 The Conveyance dated 17 May 1951 referred to in the Charges Register contains the following provision:-

"The walls dividing the said messuage or dwellinghouse from the neighbouring messuages or dwellinghouses erected on land adjacent thereto on the north and south sides thereof and known respectively as Numbers 100 and 104 Holbrook Road being party walls AND TOGETHER ALSO with the fence on the north side thereof"

1 A Conveyance of the land in this title and other land dated 12 April 1899 made between (1) The British Land Company Limited (Vendors) and (2) Thomas Buxton Goodwin (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 17 May 1951 made between (1) Ethel Acres (Vendor) (2) Ethel Acres and others (Trustees) and (3) Sidney Charles Condie (Purchaser):-

"Except and Reserved unto the Vendor or other the owner or owners for the time being of the adjacent or neighbouring properties Numbers 100, 104, 108, 110, 112 and 114 Holbrook Road (inclusive) all easements quasi-easements rights matters and thins now annexed to the said properties or which but for unity of ownership would at the date hereof have constituted easements either appurtenant to the said properties or any of them or in course of acquisition thereby including (a) rights of light air and support as at present enjoyed and (b) rights of drainage and the use of gutters and pipes as at present exercised"

1 The following are details of the covenants contained in the Conveyance dated 12 April 1899 referred to in the Charges Register:-

RECITING the premises were sold to the Purchaser subject to the stipulations specified in the Second Schedule thereto which referred to the said lithographed plan THEN therefore the Vendors (as to so much of the land to which the said stipulations relate as remained vested in them) for themselves and their assigns and the Purchaser (as to the land thereby conveyed) for himself and his assigns did respectively grant and covenant that they and all persons claiming under them respectively would thenceforth observe and perform and comply with the said stipulations so far as the same related either to the rights or to the duties of the Purchaser or persons claiming under him in respect of the land thereby conveyed and that nothing should ever be erected fixed placed or done upon the land as to which they respectively covenanted in breach or violation or contrary to the fair meaning of the said stipulations but that covenant was

not to be held personally binding upon either the Vendors or the Purchaser or any other person or persons except in respect of breaches committed or continued during his or her joint or sole seisin of a title to the land upon which or in respect of which such breaches should have been committed

PROVISO that the Vendors might at any time or times thereafter in their discretion by deed waive or alter any of the said stipulations or any part thereof

THE SECOND SCHEDULE

Stipulations relating to Lots 1 to 12

1. Fences. Each purchaser is forthwith to make and afterwards maintain a good and sufficient fence next the road and on the sides of his lot marked T within the boundary. No fence shall be erected more than 4 feet 6 inches high in front of the building line or more than 6 feet high behind the building line.

2. Building lines. Nothing is to be erected within 6 feet of any road except fences and flank walls to corner plots.

3. Description of Buildings. Private dwellinghouses only with such outbuildings stables or other erections as the Vendors may by writing approve shall be erected No house or other building shall be erected until the elevations have been submitted to and approved of by the Vendors.

4. Value of Buildings. No house shall be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

5. Trades etc. prohibited. No building shall be erected or used as a shop workshop warehouse factory school hospital or public institution and no trade or manufacture shall be carried on nor shall any operative machinery be fixed or placed upon any lot. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any shows booths swings roundabouts or hoarding (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any lot and the Vendors or the owner or owners of any of the lots to which these Stipulations relate may remove and dispose of any such erection or other thing and for that purpose may enter upon any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

6. Road. Vernon Road, Harcourt Road, Morley Road, Corporation Street and so much of Holbrook Road as lies to the south of Bull Road are public highways and each lot abutting on either of the said roads or street includes the soil of half the way to the extent of its abutment thereon Nevertheless as between themselves and the Purchaser the Vendors reserve the right to form and make up any of the roads at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any lot and deposit thereon or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works No purchaser shall obstruct the passage of other owners or the public by the deposit of any materials on the road or footpath in front of his lot or remove or disturb the soil or surface of any way except for the purpose of repairing the same or laying gas water or drain pipes from

his lot to the mains in any of which cases the road shall be made good and the repair consolidated by the Purchaser to the satisfaction of the Vendors Each Purchaser of a lot abutting upon either of the said roads or street shall repair the footway and his half of the carriage way of the road or street upon which his lots abut and keep the same in good order until the Local or Public Authority shall be come liable to such repair or on his default the Vendors may execute any such repair and in that case the Purchaser shall on demand repay to the Vendors all their expenditure in or about such repair or as an additional remedy in case of default in such repayment the Vendors may enter and distrain upon any lot belonging to the Purchaser for the amount of such expenditure as for rent in arrear and the costs of such distress and sale To avoid dispute the Vendors

Surveyor shall if required by either party certify as to the necessity of repairing any part of the road or the amount of the Vendors expenditure for such repair and in such case such Certificates shall be final and binding on both the Vendors and the Purchaser Each Purchaser of a lot abutting upon any other road shall until such road and the footpaths and sewers shall have been adopted by the Public Authority pay to the School Board of the Borough of East Ham a fair proportion of the amount from time to time expended by such School Board in maintaining Holbrook Road Bull Road and Willis Road and the footpaths and sewers such proportion to be determined by the Vendors Surveyor and the Borough Engineer for the time being of the Corporation of West Ham or an Umpire to be appointed by them.

NOTE: The northern boundary of the land in this title is marked T.

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.

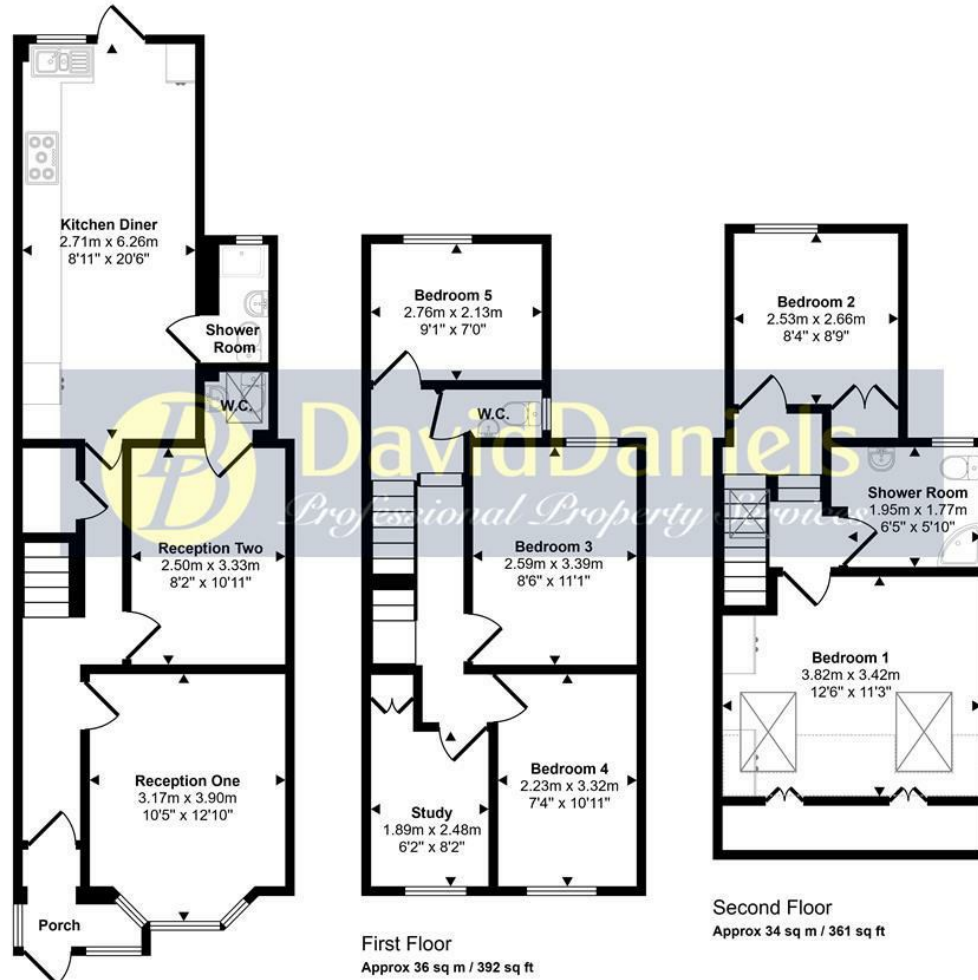
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.

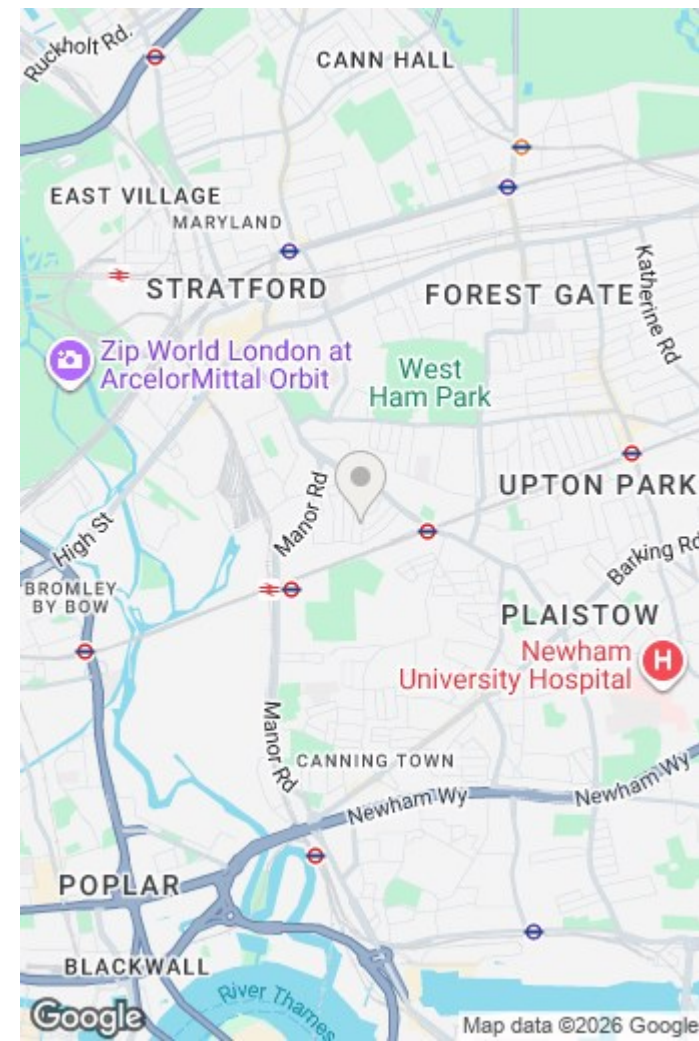
Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

Denotes head height below 1.5m

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			
(81-91) B			
(69-80) C			
(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.



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