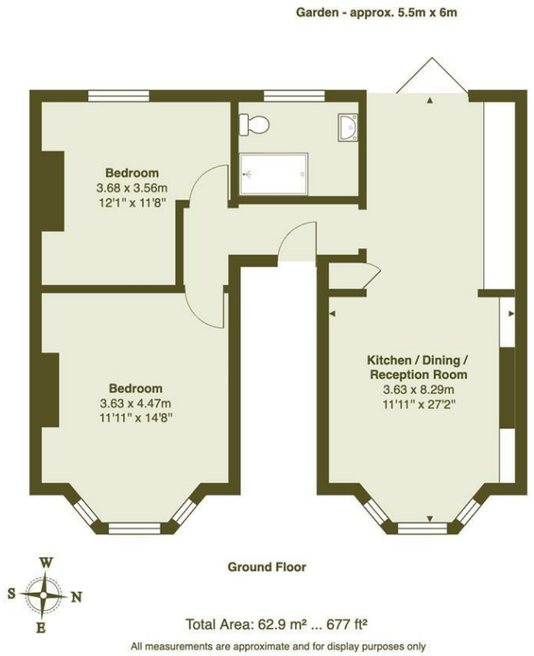


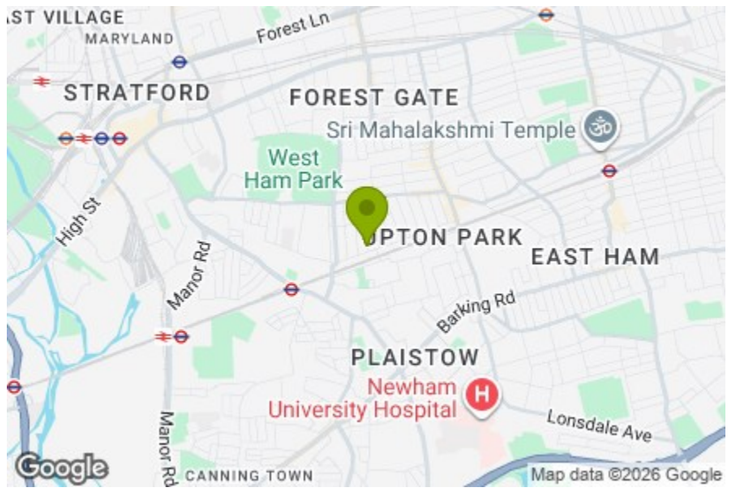
Bedroom
11'10" x 14'7"

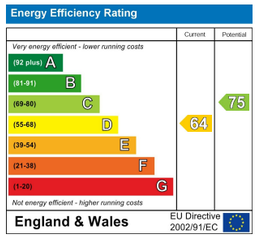
Bedroom
12'0" x 11'8"

Bathroom

Kitchen/Dining/Reception Room
11'10" x 27'2"

Garden
18'0" x 19'8"





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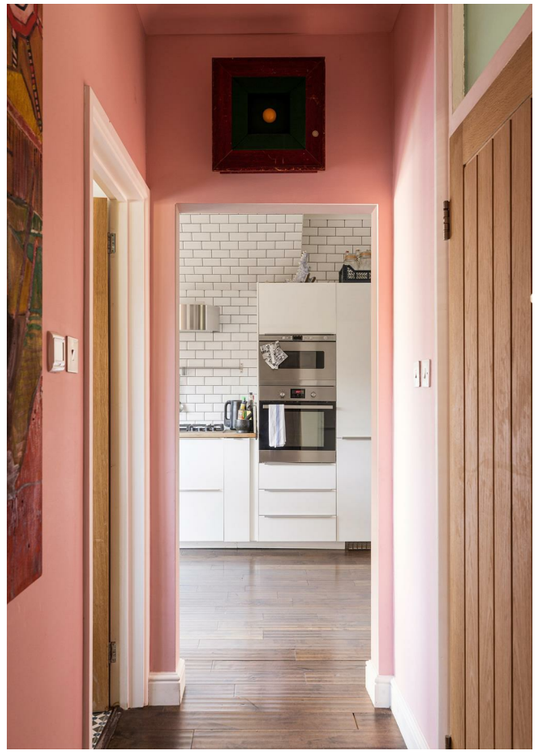
Offers In Excess Of £450,000 Leasehold
2 Bed Flat

Features:

- Ground Floor Victorian Conversion
- Two Double Bedrooms
- Close to Plaistow Station
- Good Decorative Order
- Private Garden
- Close to West Ham Park
- Recently Renovated

A beautifully renovated two bedroom Victorian conversion, with thoughtfully styled interiors, a private garden and plenty of original charm. Set on a residential street in Plaistow, this ground floor home balances character and contemporary living, with West Ham Park, local amenities and excellent transport connections close by.

REQUEST A VIEWING
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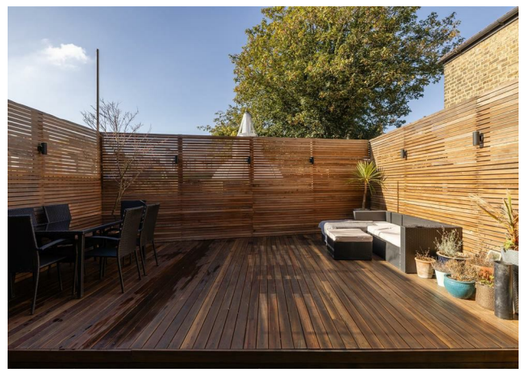












IF YOU LIVED HERE...

Step inside and discover a home full of personality, where period details sit comfortably alongside modern finishes. The heart of the property is the impressive open-plan kitchen, dining and reception room, stretching over 27 feet in length. A bay window brings natural light into the living area, where a feature fireplace, decorative cornicing and rich tones create a welcoming setting. There's plenty of room for entertaining, while the contemporary kitchen features sleek white cabinetry, patterned splashback tiles, integrated appliances and a breakfast island. Doors at the rear open onto the private garden.

Both double bedrooms are generously proportioned and individually styled. The larger bedroom enjoys a bay window, period detailing and a chimney breast with power in place for a wall-mounted television, while the second bedroom offers a cheerful splash of colour with its warm yellow walls. The updated bathroom features a walk-in shower, contemporary fittings and patterned floor tiles alongside grey brick-style wall tiles.

Outside, the private garden provides a lovely spot for summer evenings, with timber decking and space for outdoor dining. Recently renovated and presented in good decorative order throughout, this is a home that's ready to enjoy.

WHAT ELSE?

- West Ham Park is close by, offering beautiful green space, landscaped gardens, sports facilities and plenty of room for weekend walks.

- Plaistow Station is within easy reach, with District and Hammersmith & City line services connecting you to Stratford, the City and beyond.

- Nearby Stratford offers plenty to explore, from the independent cafés and restaurants of East Village to Queen Elizabeth Olympic Park, with its waterways, walking routes and cultural attractions.



WORD FROM THE OWNER...

"Our home has served us really well, we've lived here for almost a decade. The open plan living and dining area was everything we wanted when we bought our first place. In the summer we've loved nothing more than throwing open the bifold door and coming and going in between the garden and living space. We enjoy West Ham park at the weekends, the great local pub and also the great transport links. The area has begun to see some change, slower than other parts of London, but more and more now small cafes and coffee shops are opening in and around the area. We'll be sad to leave the place, but feel it's the right time."

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