



**London Road, Plaistow**

London, E13 0DD

**Asking Price £325,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# London Road, Plaistow, E13 0DD

## DESCRIPTION

Guide Price: £325,000 - £350,000

Nestled on London Road in the vibrant area of Plaistow, this spacious first-floor flat is a delightful example of a Victorian conversion. With two well-proportioned bedrooms and a bright reception room featuring high ceilings, this property exudes charm and character. The reception room is a perfect space for relaxation or entertaining, bathed in natural light that enhances the inviting atmosphere.

The flat boasts a cleverly converted loft bedroom, providing an additional layer of space and versatility, ideal for guests or as a private study. The well-appointed bathroom ensures convenience for daily living, while the overall layout of the flat promotes a comfortable and functional lifestyle.

Situated just a short distance from Plaistow Station, commuting to central London is both easy and efficient, making this property an excellent choice for professionals and families alike. The nearby Greenway Path offers a scenic route for leisurely walks or cycling into Hackney, adding to the appeal of this location.

This flat is not just a home; it is a lifestyle choice, combining the charm of Victorian architecture with modern living conveniences. Whether you are looking to invest or seeking a new place to call home, this property is sure to impress.



# ROOMS

## Lounge

15'0" x 13'5"

This front-facing lounge features a large bay window that fills the room with natural light, creating a bright and inviting atmosphere. The room benefits from a classic fireplace with decorative detailing, framed by a white mantel and dark hearth which adds a charming period touch. The flooring is a light wood effect, complementing the pale, neutral walls and high skirting boards around the room, providing a spacious and airy feel.

## Kitchen

13'11" x 7'7"

Fitted with sleek wooden cabinets and drawers, the kitchen offers an efficient workspace with a modern dark countertop and a tiled grey splashback. It includes a built-in oven and microwave, a four-ring gas hob, and a stainless steel sink. A window above the sink brings in natural light, and the light wood-style flooring continues from the lounge, enhancing the sense of flow and openness. The kitchen also features a simple overhead track lighting for practical illumination.

## Bathroom

8'8" x 4'8"

The bathroom has a clean, modern design with white wall tiles and floor tiles featuring a subtle pattern. It benefits from a frosted window for privacy and natural light, a white bath with glass shower screen, a compact washbasin set into a vanity unit, and a close-coupled toilet. A mirrored cabinet above the sink adds practicality and storage.

## Bedroom 2

11'5" x 9'0"

Bedroom 2 is a modest double bedroom with a single window overlooking the rear. It features neutral pale walls and a soft grey carpet underfoot, creating a calm and restful ambiance. A radiator is placed beneath the window, and the room is well suited for a variety of uses including a guest room or home office.

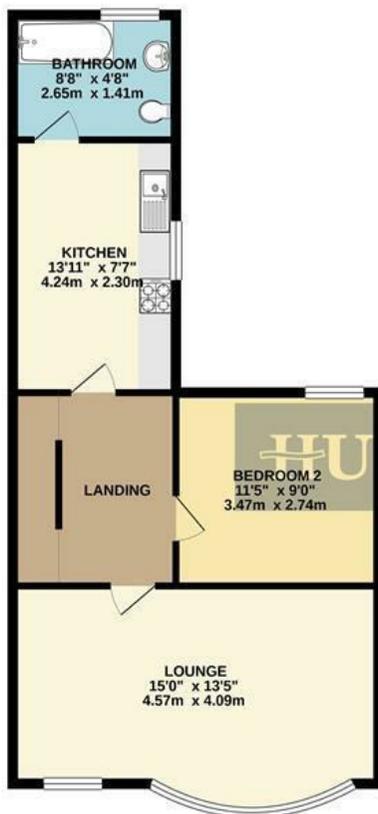
## Bedroom 1

13'5" x 12'0"

Bedroom 1 is a spacious attic room with a sloping ceiling and a skylight window that floods the space with natural light. The room has light wooden flooring and pale walls, which enhance its bright and airy feel. There is a radiator and useful built-in cupboard space, making it a flexible area suitable as a main bedroom or a large studio space.



GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.

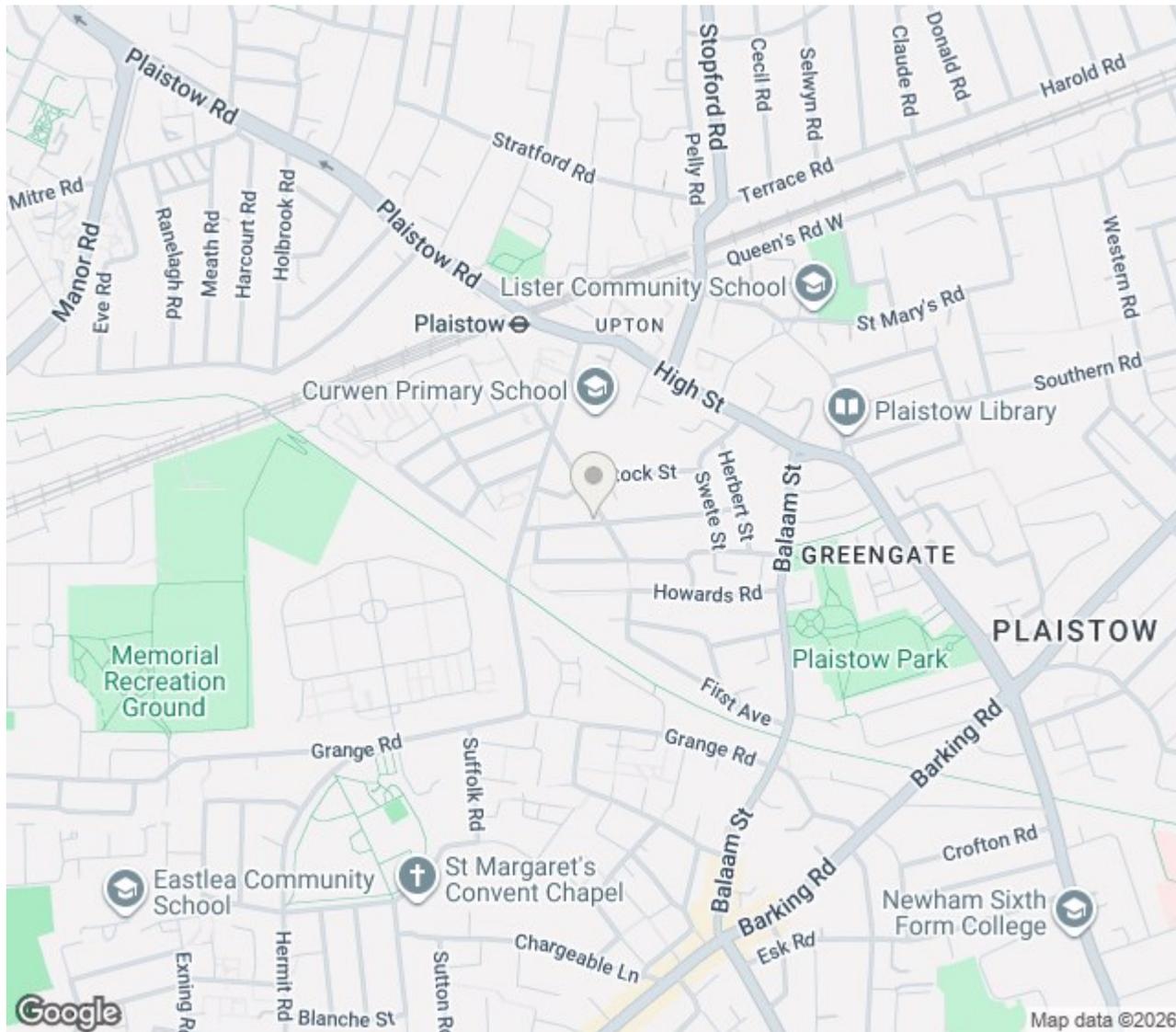


- 2 SPACIOUS BEDROOMS
- BRIGHT RECEPTION
- CLOSE TO TRANSPORT LINKS ( PLAISTOW UNDERGROUND)
- NEARBY SCHOOLS AND PARKS
- VIEWING RECOMMENDED
- FIRST FLOOR VICTORIAN CONVERSION
- EASY ACCESS TO GREENWAY
- NO ONWARD CHAIN

TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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