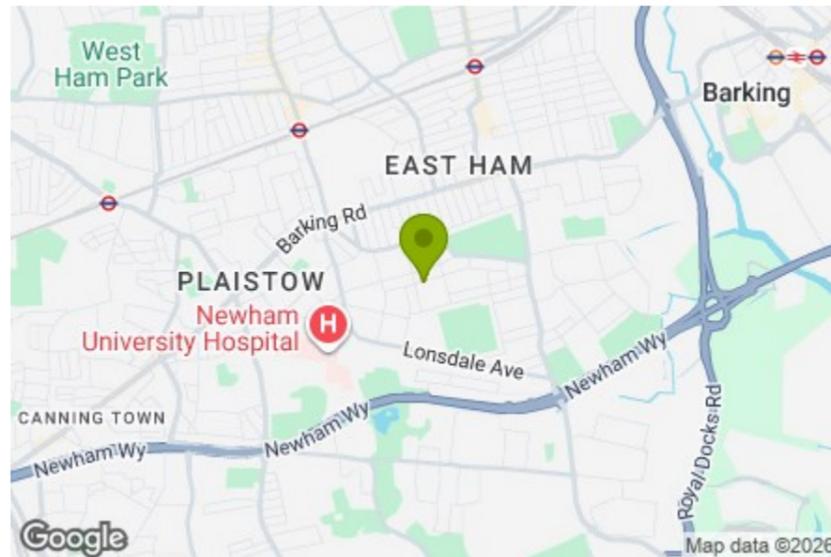


Ground Floor First Floor

Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception Room  
12'11" x 10'10"
- Reception Room  
14'5" x 9'6"
- Kitchen  
13'10" x 6'9"
- Bedroom  
15'2" x 12'11"
- Bedroom  
11'6" x 9'6"
- Bathroom  
9'1" x 6'11"
- Garden  
approx. 42'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HALDANE ROAD, EAST HAM

Offers In Excess Of £475,000 Freehold  
2 Bed House - Terraced



### Features:

- Two Bedroom Bay Fronted House
- Original Floorboards and Cabinetry
- Original Cabinetry
- Modern Kitchen
- Private South Facing Garden

A delightful two-bedroom bay-fronted house with period features, modern fittings and its own south-facing rear garden.

Upton Park tube is just a mile away, and there are plenty of perks in the immediate area, from great pubs to sprawling greenery.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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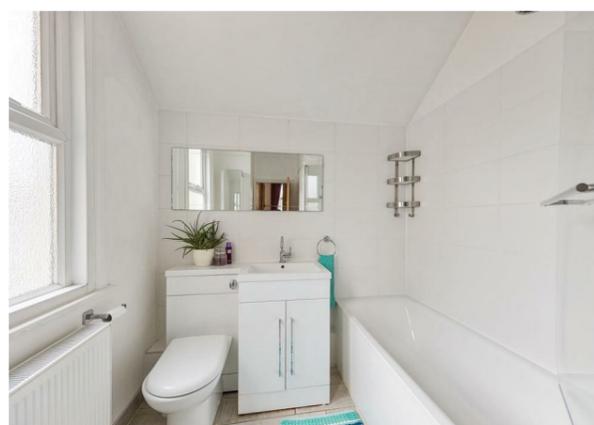
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**IF YOU LIVED HERE...**

You can take pride in knowing that you have a few little hidden gems on your doorstep, from the up-and-coming community of Plaistow to the burgeoning scene around East Ham, where you'll also find the sprawling grounds of Central Park.

Back in your bright and brilliant home, you'll love the tasteful decor and considered fittings. In the double reception room, the two sets of generous bay window, neutral colour palette, feature fireplaces, bespoke cabinetry and original exposed wood flooring work together to create a space that simultaneously feels cosy and sizeable.

At the rear, you'll find your stylish kitchen, where highlights include the glossy units, integrated appliances and timber worktops.

Head outside to your south-facing rear garden, which has a lovely patio and lawn surrounded by leafy foliage.

Back inside, venture upstairs for the two smartly decorated bedrooms - both have more of those beautiful original wood flooring too. The family-sized bathroom has been smartly designed with modern fixtures and an over-tub shower.

**WHAT ELSE?**

-Upton Park is served by the District and Hammersmith & City lines. Travel two stops to West Ham for access to the Jubilee line and DLR, or Barking for train services to the Essex seaside. City Airport is only a 15 minute cab ride away if you ever need to hop away.

-Your new local is Boleyn Tavern - a gloriously traditional boozier with eye-catching monochrome floors and a huge horseshoe-shaped bar. It's just 12 minutes away on foot.

-The main thoroughfare of Barking Road has plenty of convenience stores for any last minute essentials you may need.



**A WORD FROM THE OWNER...**

"I have lived on the street for 20 years and it has been my first home since leaving my childhood home, which was also in Newham! I have been fortunate to have some of the kindness and loveliest neighbours you show real community spirit and help out when needed.

The local corner shop is more like a community centre with the shopkeeper knowing everyone and keeps you updated on what is happening in the neighbourhood. Central Park is a short walk away which has a lovely cafe and there is always lots of activities happening in the park for all to enjoy i.e free exercises classes. If you like to cycle or walk then the Greenway is great place to explore as it connects you to so many areas including the Olympic Park. The house has many memories for me and I will be very sad to leave and know for sure the new owners will cherish the house as much as I have."

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