

Reception Room  
13'1" x 24'7"

Kitchen  
7'8" x 8'9"

Bathroom  
7'8" x 5'6"

Lean To  
4'7" x 15'8"

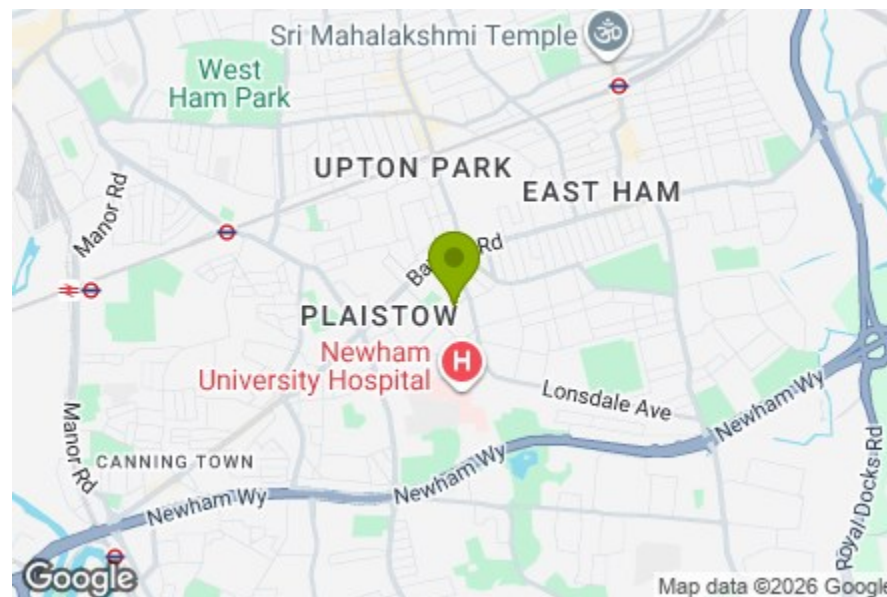
Bedroom  
10'2" x 11'0"

Bedroom  
13'1" x 11'0"

Garden  
25'5" x 14'1"

Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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	



## KINGSLAND ROAD, PLAISTOW

Offers In Excess Of £425,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Two Bedroom House
- Recently Renovated By Current Owners
- Spacious Bay Fronted Through Reception
- Two Double Bedrooms
- Well Maintained Private Garden
- Original Wood Flooring
- Modern Integrated Kitchen
- Short Walk To Central Park

A calm and welcoming home, recently brought up to date with a careful eye for comfort and everyday living. Set within easy reach of Central Park, it has a lovely sense of warmth from the moment you step inside, with original wood flooring, generous proportions and a private garden that gives the whole place a quietly settled feel.

REQUEST A VIEWING  
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### IF YOU LIVED HERE...

You'd step into a spacious bay fronted through reception, where natural light gathers at the front and the original wood flooring adds warmth underfoot. There's room here to relax, dine and host with ease, while the modern integrated kitchen sits neatly beyond, finished in a clean, contemporary style that works well day to day.

Upstairs, both bedrooms are comfortable doubles, each with a calm, considered feel and good natural light. Outside, the well maintained garden offers a

private spot for morning coffee, summer evenings or a little weekend pottering, with enough space to enjoy without feeling too demanding.

### WHAT ELSE?

Plaistow station is within easy reach, with District and Hammersmith & City line connections across London.

Stratford is close by for Westfield, the Queen Elizabeth Olympic Park and a huge choice of shops, restaurants and cultural spots.

You'll also have a good selection of local essentials nearby, from convenience stores and cafés to everyday amenities.



### A WORD FROM THE OWNERS...

"We've really loved our time in this house – it's on a peaceful, friendly street with neighbours who've lived here for years and genuinely look out for one another. It's wonderfully quiet (apart from on New Year's Eve when fireworks are plentiful!) yet incredibly well connected.

Having great local amenities on the doorstep has made everyday life easy, from popping into Central Park Café or All's Café, to picking up essentials at Miah's Oriental Foods. The Boleyn pub is a real local favourite and LGBTQ+ friendly, adding to the strong sense of community in the area, and Newham Bookshop is a real gem. With excellent schools and nurseries nearby, plus Central Park and Plaistow Park, it's ideal for families.

Transport links are great – buses at the end of the road take you straight to Stratford and it's an easy bus to Forest Gate for bars and restaurants. You're within walking distance of the District and Hammersmith & City Lines at Upton Park, with easy bus routes to the Elizabeth Line at Custom House and Jubilee Line at Canning Town around the corner. We've always been able to find a parking space outside of the house (boring but essential if you have

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