

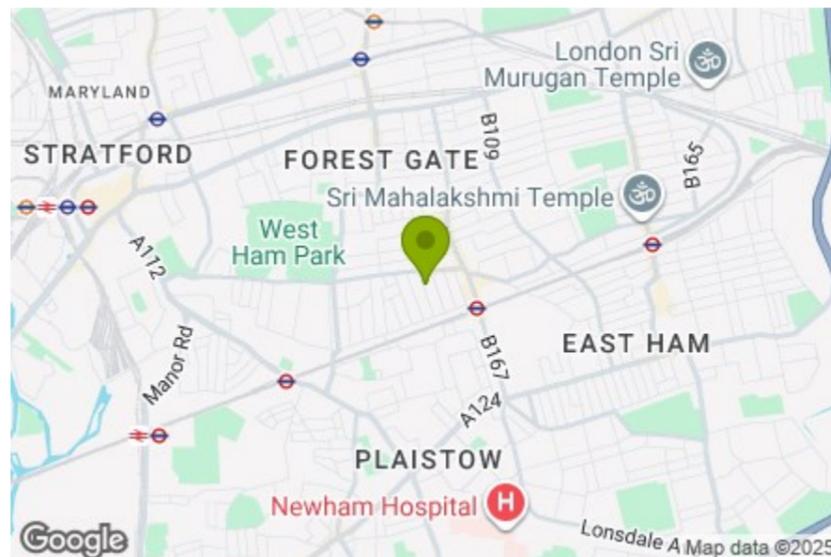
Reception Room
15'2" x 13'5"

Kitchen
11'2" x 9'10"

Shower Room

Bedroom
12'8" x 9'8"

Total Area: 55.8 m² ... 600 ft²
All measurements are approximate and for display purposes only.



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	56
(21-38) F	
(1-20) G	67
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



LUCAS AVENUE, PLAISTOW

Offers In Excess Of £285,000 Leasehold
1 Bed Flat



Features:

- One bedroom Period Conversion
- Large Bay Fronted Reception
- Eat In Kitchen
- Modern Bathroom
- Stylishly Finished Throughout
- Moments to Upton Park Station
- A Short Walk To West Ham Park

This beautifully finished one-bedroom period conversion is full of charm and elegance, seamlessly combining classic features with contemporary style. A stunning bay-fronted reception room offers a wonderful sense of space and light, while the generous eat-in kitchen and sleek, modern bathroom have been thoughtfully designed with a refined touch. Throughout, the home feels airy, inviting, and effortlessly stylish. Perfectly positioned just moments from excellent transport links and a gentle stroll from the green expanse of West Ham Park, this is a truly special home offering beauty, comfort, and convenience in equal measure.

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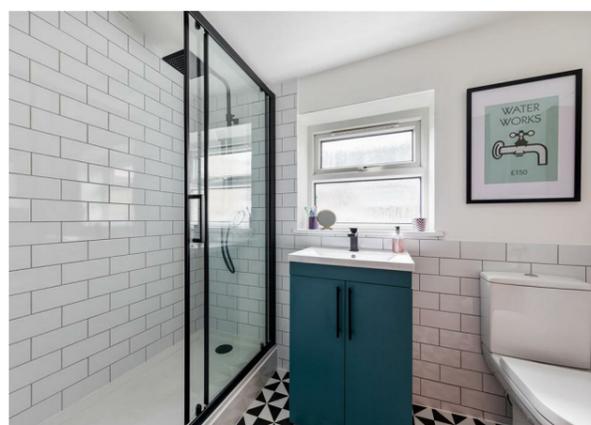
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IF YOU LIVED HERE...

Ascending to the first floor, you're welcomed by a light and inviting landing where soft carpeting underfoot and classic balustrades lend character and warmth. This central space effortlessly links all rooms on this level and offers a handy storage cupboard to keep everyday essentials neatly tucked away, along with additional room for furniture or decorative touches. High ceilings and crisp white walls enhance the openness, creating an airy, uplifting feel throughout.

At the front, the reception room is a true highlight — elegantly designed and bathed in natural light thanks to a striking bay window. Herringbone parquet flooring brings timeless character, while built-in shelving with bold accent tones adds both style and function. The space is perfectly balanced for relaxation or entertaining, combining sophistication with comfort.

At the heart of the home, the large kitchen offers a seamless mix of style and practicality. Soft sage shaker cabinetry pairs effortlessly with warm wood worktops, and the continuation of the herringbone flooring ties it seamlessly to the rest of the home. Ample storage, integrated appliances, and a smart tiled splashback complete this bright, functional space, filled with daylight.

Between the kitchen and bedroom, the bathroom showcases a fresh, contemporary

design. White metro tiles, a black-framed glass shower enclosure, and a bold teal vanity unit with storage all come together with geometric flooring to create a stylish, polished look.

Finally, the generously sized bedroom at the rear offers a calm, serene retreat. A large window frames a lovely view of mature greenery, while sunlight highlights the fresh white walls and soft carpet, making this space both practical and restful.

The surrounding area offers a vibrant mix of green spaces, local character, and historic charm. Nearby West Ham Park provides a peaceful escape with wide-open lawns and sports facilities, ideal for everything from morning strolls to weekend picnics. Green Street brings a lively blend of independent shops, restaurants, and cultural flavours, making it a beloved hub for locals. For a taste of history and community spirit, the iconic Boleyn Tavern stands as a reminder of the area's rich past, now welcoming visitors with its grand architecture and friendly atmosphere. Overall, the neighbourhood strikes a balance between urban energy and relaxed, community-focused living.

WHAT ELSE?

The area also enjoys excellent connectivity, with Upton Park Station just around a five-minute walk away, offering swift Underground links across the city. Forest Gate Station further expands travel options with excellent rail connections, making



A WORD FROM THE OWNER...

"I have loved living in this flat. When I first moved in, I did a full renovation and, since then, it has always felt like my sanctuary to come back to. It has such big, bright rooms, but feels so homely too. It's on a quiet street with lots of long-term residents and a real community feel. It's just down the road from the beautiful West Ham Park too. The flat also benefits from great tube and bus transport links. Upton Park station is so close by and it's just 40 minutes to get to central London, or the bus at the end of the street gets you to Stratford in 15 minutes."

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