



Total Area: 76.0 m<sup>2</sup> ... 818 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.

 **Humberstone Road, Plaistow**  
**Offers In Excess Of £425,000 Freehold**  
**2 Bed House - Mid Terrace**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



## Features

- Victorian Terrace House
- Freehold
- Two Double Bedrooms
- Close to Good Transport Links
- Potential to Extend STP
- Good Decorative Order
- Private Garden



This charming Victorian terrace is a thoughtfully arranged two double bedroom home, set on a peaceful residential street and offered freehold. Beautifully maintained and presented in good decorative order, it pairs classic proportions with calm, considered interiors. With a private rear garden and potential to extend subject to the usual permissions, it is a home that feels easy to settle into, with room to grow over time. Well connected for commuting, you have reliable transport links close at hand, making journeys across London refreshingly straightforward.



### A WORD FROM THE OWNER...

"We have truly loved our time in Plaistow, it's a place that feels like a proper neighbourhood. Our street is incredibly friendly, with an active WhatsApp group that keeps everyone connected and supported. Central Park is close by, which has a lovely community café that's perfect for coffee, fresh bread and the occasional evening gathering. If you're craving something sweet, the local Portuguese café does excellent pastel de nata. Having the Greenway right on our doorstep has also been a highlight, providing traffic-free cycling to Stratford, Hackney, and beyond. And when you fancy a proper pub, you're genuinely spoilt. The Boleyn Tavern is up there with the best in East London, and The Black Lion is another local favourite. We've also loved having Red Door Studio nearby, a brilliant local space for live gigs and art that adds to the creative feel of the area. It's community-minded, really well connected, and still slightly under the radar, which has been part of the charm for us"





➤➤ IF YOU LIVED HERE...

You would step through the brick facade into a bright and welcoming through reception, unfolding with a natural flow between living and dining areas. Large windows draw in plenty of daylight, enhancing the sense of openness and complementing the neutral palette. To the rear, the kitchen is neatly arranged and practical, offering a bright and welcoming space for everyday living.

The WC is separate from the main bathroom, which is well appointed with both a walk-in shower and a separate bath, offering added convenience and flexibility for busy households. Outside, your private garden provides a peaceful pocket of green, with established planting and sun trap seating area.

WHAT ELSE?

Barking Road's shops and cafés are close by for day to day essentials, while Stratford and Westfield are within easy reach for a broader choice of shopping and dining. Plaistow Park and West Ham Park offer generous green space nearby, and Plaistow and Upton Park stations keep you well connected across London via the District and Hammersmith & City lines.

