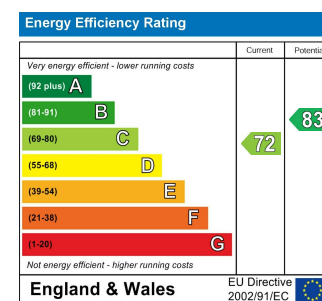
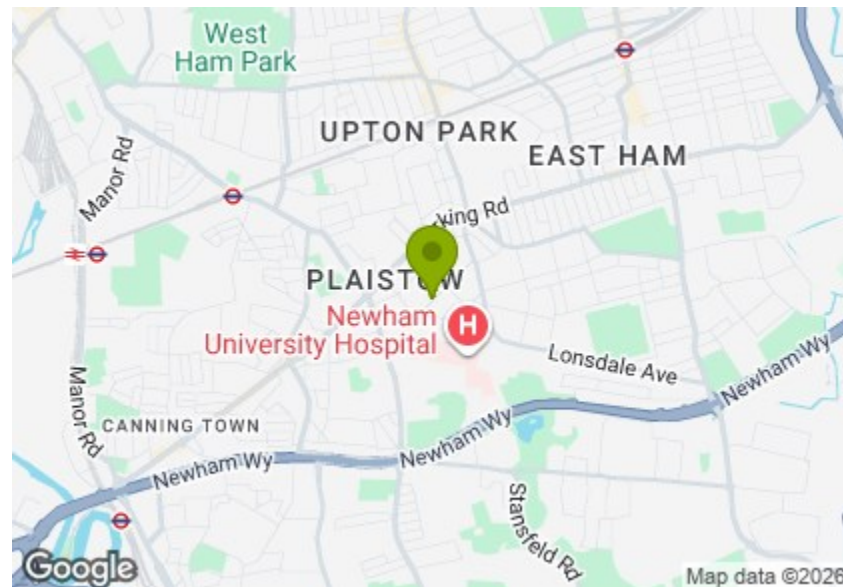




Total Area: 102.3 m² ... 1101 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



KINGSLAND ROAD, PLAISTOW

Offers In Excess Of £525,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Upstairs Family Bathroom
- Refurbished Kitchen-Diner with Bi-Folding Doors
- Landscaped Rear Garden
- Period Features Throughout
- Downstairs WC
- Close to Parks & Amenities
- Potential to be Extended (STP)

A characterful three bedroom Victorian terrace, beautifully balanced between period detail and thoughtful updates, with a smartly refurbished kitchen-diner opening out through bi-folding doors to a landscaped rear garden. Set in a well-connected spot within Plaistow, with green space and everyday amenities close at hand, this is a home with a warm, settled feel from the moment you step inside.

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IF YOU LIVED HERE...

Your through reception is a lovely introduction to the house, full of natural light and rich with Victorian character. The broad bay window, generous proportions and striking blue walls give the space real presence, while the original fireplace, ceiling rose and bespoke shelving keep things feeling elegant and grounded. It is a room with plenty of flexibility too, with ample space for both lounging and dining.

To the rear, the kitchen-diner has been carefully refurbished with modern living in mind. Deep navy cabinetry, warm timber flooring and open shelving bring a stylish, unfussy finish, while the layout offers plenty of room to cook, gather and spend time together. The bi-folding doors draw the garden into view and open the whole space up beautifully in warmer months. Just off the hallway, the downstairs WC is a particularly characterful touch, finished with bold wallpaper and checkerboard flooring.

Upstairs, all three bedrooms are genuine doubles, each with its own easy sense of space. The principal bedroom stretches across the front of the house and feels especially generous, while the further two rooms are well proportioned and versatile, whether

used as bedrooms, a nursery or a calm work-from-home setup. The family bathroom sits on the first floor and has been finished in a clean, contemporary style with large format tiling, a bath with shower over, and patterned flooring adding a little extra personality.

WHAT ELSE?

Plaistow Park, Central Park and the Greenway are all nearby, so you have good access to open green space when you want a walk, a run, or somewhere to stretch out with family and friends. Plaistow Station is within easy reach, with District and Hammersmith & City line connections making trips into the City and across East London pleasingly straightforward. The area has that practical, well-connected feel that makes day-to-day living easy, with local shopping streets and handy amenities close to home.



A WORD FROM THE OWNER...

"We have loved living in this house and transforming it into our first family home over the last five years. It has hosted parties with friends in the garden every summer, family Christmases in the living room and breakfast at the kitchen table with our little boy each morning.

Kingsland Road is the friendliest place we have lived in London; we know our neighbours and regularly stop to chat. That community feel extends beyond our street as well. Just over on New City Road is Wild Green E13, a wonderful community project which has transformed part of the little park. Ali's Cafe is our regular haunt for breakfast, while the Boleyn Tavern (sister pub to the Holly Tree up in Forest Gate) is perfect for Sunday lunch and getting together with friends.

On sunny (and not so sunny days) we have an abundance of parks and playgrounds within walking distance - the cake in the cafe at Central Park is well worth a trip for a slice alone. Slightly further are the Olympic Park and Hackney Wick - either a bus ride or cycle away - which, between the new museums, theatre, cinema and restaurants, become more of a draw each year.

In the other direction, Canary Wharf also offers some great restaurants, and from this summer a lido. And on top of all of this are the quick connections into the centre of London, with the District, Elizabeth and Jubilee lines all on our doorstep - not to mention the ability to cycle the whole way into Oxford Circus on cycle lanes and quiet ways."

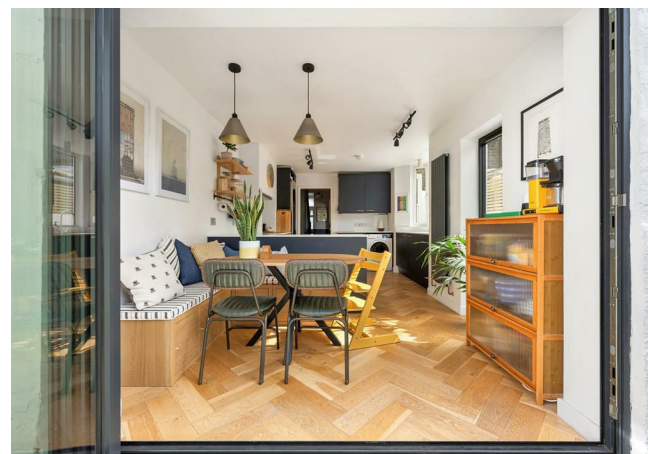
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Reception

11'8" x 24'1"

Downstairs WC

Kitchen/Diner

11'5" x 17'8"

Bedroom

15'1" x 11'1"

Bedroom

9'8" x 10'11"

Bathroom

Bedroom

9'7" x 17'8"

Garden

approx 18'10" x 15'7"

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