

## MAFEKING AVENUE, EAST HAM

### Offers In Excess Of £625,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Bay Fronted Through-Lounge
- Converted Loft
- Spacious Bathroom With Separate Bath And Walk In Shower
- Very Well Presented Throughout
- Modern Fully Integrated Kitchen
- Private Garden
- Short Walk To Popular Central Park
- Ideally Located Close To Amenities
- Landscaped Rear-Garden

Full of period charm and contemporary fittings, this spacious four-bedroom terrace home has been beautifully restored, with a large through-reception, two bathrooms, a converted loft and a secluded garden at the rear.

Ideally located within walking distance of of East Ham and Upton Park and a stone's throw away to Canning Town stations, both in Zone 2, you'll have access to multiple transport options including the Jubilee, District, Hammersmith & City lines and two DLR branches. The local area also offers a great range of amenities, green spaces and a welcoming community feel.

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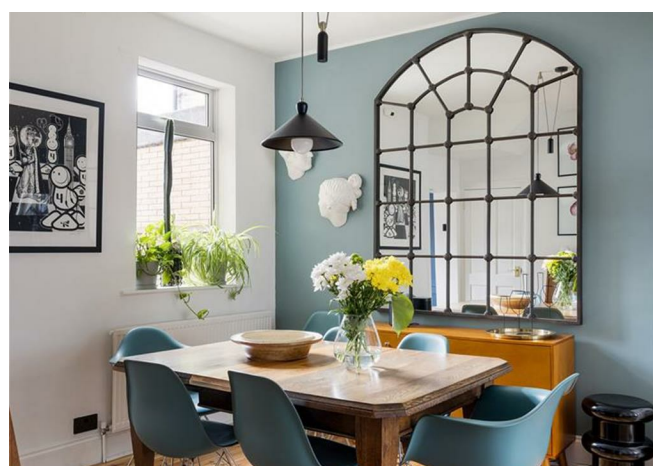
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#### IF YOU LIVED HERE...

You'll fall in love with the seamless blend of traditional character and contemporary style. The classic bay frontage sets the tone, while inside, the considered decor and generous natural light create an inviting atmosphere.

In the dual aspect through-reception, light floods in through stunning bay windows, highlighting the shutters, ceiling rose, and fireplace with a classic mantelpiece. The kitchen continues the blend of old and new, with traditional touches like the inky blue shake-style units and metro brick tiles paired with modern convenience and high spec appliances.

At the rear, your garden has been lovingly landscaped, with a rear patio area and mature foliage providing seclusion, perfect for alfresco dining.

Upstairs, the first floor hosts two immaculate bedrooms and a beautifully designed family bathroom, complete with both a freestanding bath and walk-in shower.

Above, the converted loft adds two further bedrooms. One of these benefits from its own en-suite bathroom, creating a peaceful and self-contained space - perfect for a master or home office.

You'll also enjoy having plenty of local gems right on your doorstep. From the cafes and restaurants of Barking Road to the green open spaces of Hermit Park, West Ham Memorial, Star Lane Park, and West Ham Park, you're perfectly placed for both convenience and calm.

#### WHAT ELSE?

- As well as the Tube lines, the close-by West Ham station also serves the C2C, getting you to Fenchurch Street in just ten minutes.
- Stratford is one stop away on the Jubilee Line, and Canary Wharf is only seven minutes. City Airport is a short 15 minute cab ride away.
- Keen cyclist? You're close to The Greenway, a scenic cycle route linking you to the Olympic Park in 12 minutes, Westfield or Victoria Park in 15, and Liverpool Street in 30 - a perfect way to explore the city and stay active.



#### A WORD FROM THE OWNER.....

"When we first moved in, we saw the potential and set out to bring the home's beautiful character back to life. Over the few years we've lived here, we've lovingly restored and enhanced it. From the reclaimed Victorian tiled path that welcomes you at the entrance to the original rosewood floor that flows throughout the ground level. We added bespoke oak shelves in the living room and bedroom, and laid oak parquet flooring upstairs to complement the home's timeless charm. It's been a joy to live here. The light that pours through the bay windows, the warmth of the natural wood, and the peaceful garden at the back have all made this house feel like a true sanctuary. The garden catches the morning sun, perfect for coffee outside; while the front of the house is bathed in light from midday, filling the living spaces with warmth throughout the day. We'll miss our wonderful neighbours. There's a genuine sense of community here, where everyone looks out for one another and there's always a friendly face nearby. The neighbourhood has a lovely balance of calm and convenience, with great parks, cafés, and shops just a stone's throw away, and excellent transport links that make it easy to reach the heart of London in minutes. We've cherished our time here and hope the next owners will feel the same warmth, connection, and magic we did when we first stepped inside."

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**Reception Room**  
10'9" x 24'8"

**Bathroom**  
8'3" x 8'11"

**Kitchen**  
8'3" x 8'11"

**Bedroom**  
12'6" x 11'3"

**Storage**

**Ensuite**  
8'4" x 5'4"

**Bedroom**  
14'0" x 10'11"

**Bedroom**  
8'0" x 9'1"

**Bedroom**  
8'8" x 10'10"

**Garden**  
15'1" x 38'4"



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