

Reception
11'1" x 24'8"

Storage

Kitchen
8'6" x 11'5"

Bathroom
8'2" x 5'6"

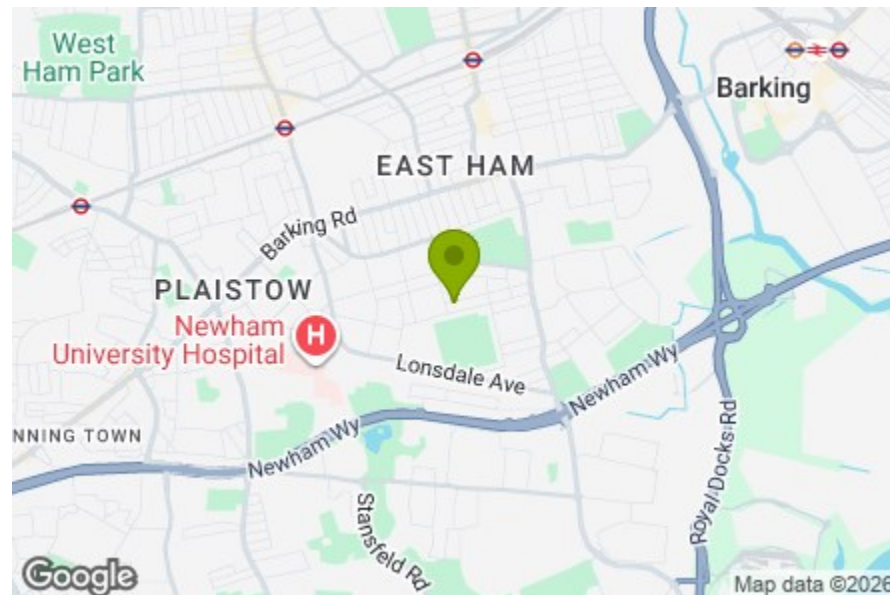
Bedroom
13'11" x 10'11"

Bedroom
8'8" x 10'11"

Garden
35'3" x 14'11"

Total Area: 73.4 m² ... 790 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.



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

MITCHAM ROAD, EAST HAM

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



Features:

- Brick Fronted Victorian House
- Two Double Bedrooms
- Freehold
- Well Presented
- Landscaped South Facing Garden
- Close to Central Park
- Potential for Development (STP)

This two double-bedroom bay-fronted Victorian terrace combines elegant period features with modern fittings, a south-facing rear garden, as well as the exciting potential for further development. Great for peace of mind.

Its prime location puts you just a short walk from Central Park, with Upton Park station around a mile away for quick links into the City.

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IF YOU LIVED HERE...

You'll love coming home to this thoughtfully designed space, where traditional character blends seamlessly with contemporary style. The smart brickwork and handsome bay windows create instant appeal, while inside, natural light pours through the open-plan through-lounge. Period beading and a contrast colour scheme strike the perfect balance of warmth and elegance.

At the rear, the kitchen offers sleek units, high-spec appliances and striking tiling, along with ample

storage to keep everything effortlessly organised. The bathroom continues the modern theme, with flawless finishes and stylish fittings.

Step outside and you'll find a beautifully landscaped, low-maintenance garden, south-facing to make the very best of the sunshine.

Upstairs, two bright and well-proportioned bedrooms await, each flawlessly finished, with the front room benefitting from bespoke in-built storage.



WHAT ELSE?

- Upton Park station (District and Hammersmith & City lines) is around a mile away. From there, it's two stops to West Ham for the Jubilee Line and DLR, or one stop to Barking for overground connections to Essex and the coast. City Airport is only a 15-minute cab ride away.
- Central Park is within easy walking distance, a lovely green space with playgrounds, cafes, and community events.
- The Boleyn Tavern, your new local, is a short stroll, a beautifully restored pub with monochrome tiles and a grand horseshoe bar.

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