



# For Sale

House - Terraced

East Road | London | E15

Offers Around £550,000 | Freehold

2 Receptions | 3 Bedroom | 1 Bathroom

- Three Well Sized Double Bedrooms
- Two Reception Rooms with Separate Kitchen
- Generous Sized Private Rear and Front Garden
- Very close to historic West Ham Park
- Basement & Loft Space
- Potential to Extend (STPP)
- Freehold | Chain-Free
- Council Tax Band | London Borough of Newham C
- EPC | D

FREEDOM TO MOVE

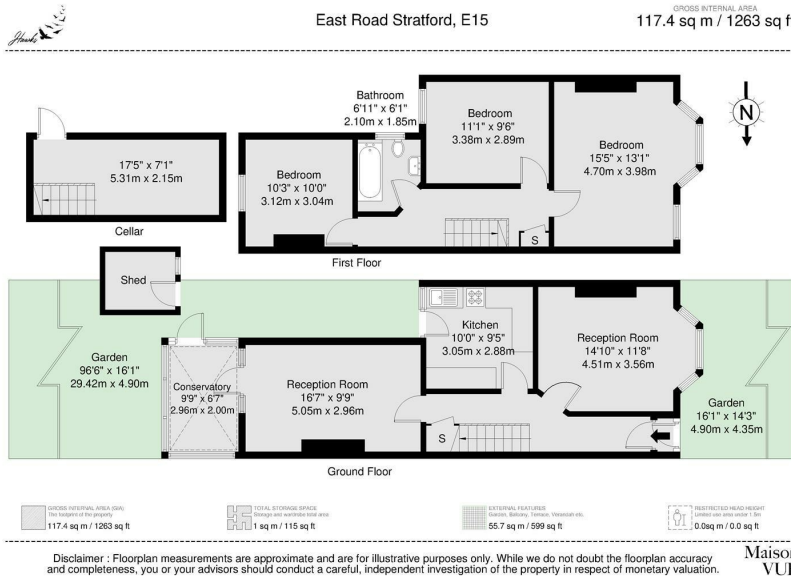






East Road Stratford, E15

GROSS INTERNAL AREA  
117.4 sq m / 1263 sq ft



Hawks are delighted to offer for sale this unique property located on one of the prime locations of Stratford, E15.

The property currently offers two reception rooms and a generous kitchen/living space on the ground floor. The first floor contains three double bedrooms and a bathroom. Other unique benefits include a cellar, loft space, shed, large 96'6 FT private garden and the bonus of being offered chain free.

Plaistow Underground station is a few minutes walk, West Ham Park is on your doorstep and provides easy access into Stratford including Westfield Shopping Centre and the Queen Elizabeth Olympic Park that has fantastic leisure facilities to offer.

Although requiring some renovation, this is an ideal project for investors seeking to add value and capitalize on potential as well as someone looking for a home to grow a family in.

This is a chance to revitalize a property into a gem that stands out in the market.

Please call us at 0203 002 6769 to arrange a viewing.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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