

Reception Room  
22'10" x 12'0"

Kitchen  
13'2" x 7'4"

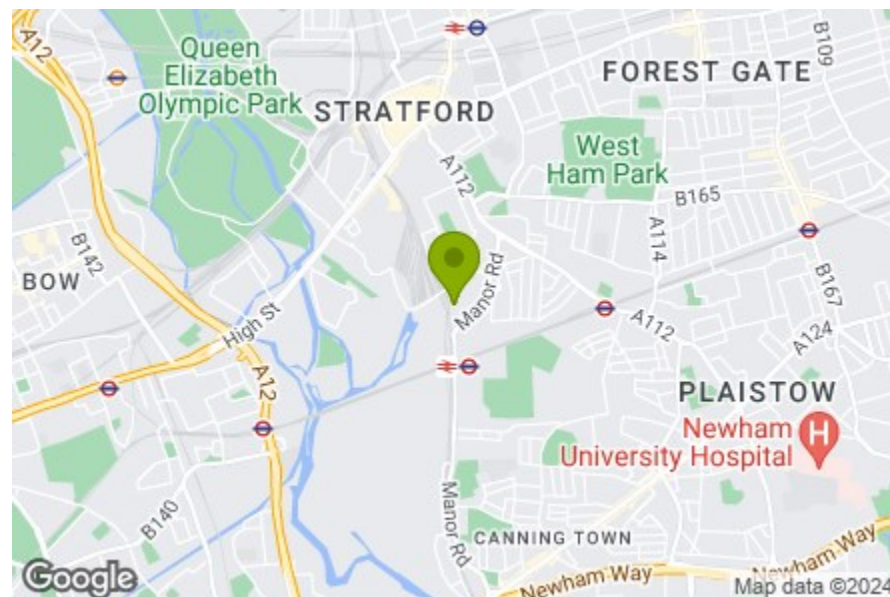
Bedroom  
12'0" x 10'4"

Bathroom  
8'0" x 5'4"

Bedroom  
13'2" x 7'5"

Garden  
approx. 36'1"

Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## POND ROAD, STRATFORD

### Offers In Excess Of £500,000 Freehold 2 Bed House - Terraced



#### Features:

- Victorian Terrace
- Two Double Bedrooms
- First Floor Bathroom
- Brick Fronted
- Landscaped Rear Garden
- Moments to Abbey Road DLR and West Ham Station (Which has 3 Tube Lines and National Rail)
- Access to The Greenway path

A bright, open and characterful two bedroom Victorian terrace with lengthy, expertly landscaped rear garden. You're within easy walking distance of Abbey Road DLR, West Ham station and the broad open green space of West Ham Park itself.

The epic open greenery and world famous landmarks of the Queen Elizabeth Olympic Park are just twenty minutes on foot or a five minute cycle along the Greenway, part of East London's growing network of protected cyclepaths that can speed you all the way to Hackney, Victoria Park and Whitechapel.

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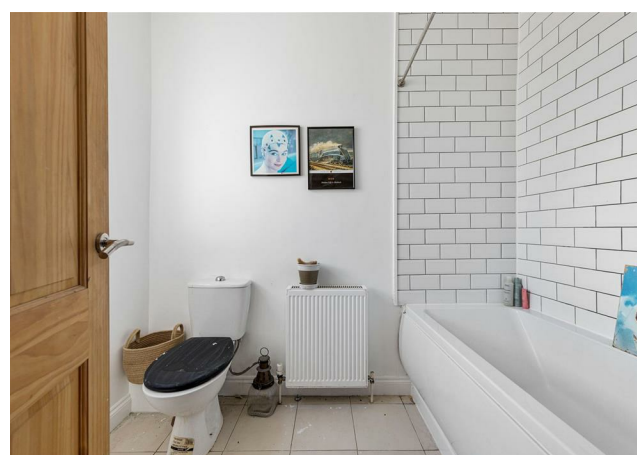
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**IF YOU LIVED HERE...**

Your vast open plan reception will be the star of the show. Coming in at an impressive 250 square feet finished in Farrow & Ball paint, glossy blonde wood flows underfoot from the bay window at the front to the kitchen at the back, filling the space with natural light, while the open plan staircase adds to the bright and airy feel. To the rear your kitchen features cream and green chessboard splashbacks and stout worktops.

Step out here for your South West facing rear garden, starting with a raised deck perfect for setting out some benches and soaking up the sun. This gives way to a stretch of patio, Trulawn and a handy shed. Upstairs, your principal bedroom's a significant double of over 120 square feet, charmingly finished in Farrow & Ball 'Breakfast Room Green', while to the rear bedroom two is currently in use as a study, with a striking blue statement wall. Finally your smart family bathroom, tiled from tub to ceiling in classic metro tiling.

Outside and, as noted, Abbey Road DLR is very close, just five minutes on foot for a quick one stop, one minute hop to Stratford. Alternatively, West Ham station is just as close, also home to the DLR, as well the London overground and District, Hammersmith & City and Jubilee tube lines. Liverpool Street is just sixteen minutes direct, London Bridge fifteen, Waterloo eighteen and the rest of London beyond, and at your fingertips.

**WHAT ELSE?**

- Stratford's colossal Westfield shopping centre is a twenty five minute stroll, and well worth the walk of a weekend whenever you want some retail therapy.
- Parents will be please to find no fewer than seven 'Outstanding' primary/secondary schools all less than a mile away on foot. Sixteen more are deemed 'Good' and just as close.
- As well as being the site of the first ever FA Cup goal, West Ham Park is home to cafes, cricket pitches, playgrounds and tennis courts. It's also a great spot for joggers. All around a fifteen minute walk from your new front door.



**A WORD FROM THE OWNER...**

"The best discovery for me living here is all its amazing connections: the Greenway (7km highline path accessed from the end of Pond Rd), is perfect for dog walks, running and cycling; not just the Olympic Park, but Three Mills, East Village, Hackney Wick and Victoria Park are all 15min cycle via the Greenway and its connecting canals / pathways, with points of interest along the way. For gyms, deli shops, restaurants and hang-out spots: 3 minutes along the DLR gets you to Stratford and its East Village (6mins); with direct trains to Kings Cross (7mins). Should you fancy the seaside, Margate and its neighbouring coastal towns are a just over an hour via direct high-speed train from Stratford International. City Airport is also just 13mins from Abbey Rd and Epping Forest is nice to visit on weekends. West Ham station is a few mins walk and one of the best connected in London, with three tube lines and national rail, getting to Canary Wharf (9mins) and central London in 15mins. Paddington is 30mins away via Elizabeth Line. The immediate area is underdoing so much exciting regeneration (with new BBC and V&A and ever-increasing cafes and restaurants to explore; the upcoming Twelve Trees Park (next to West Ham station) is one of the most exciting regeneration schemes in London and will soon have 12 acres of green space with landscaped gardens, along with a whole host of new independent bars, cafes and shops. The community around here is very safe and are sometimes treated to freshly grown veg from our green-fingered neighbours!"

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