

Reception Room  
13'2" x 12'3"

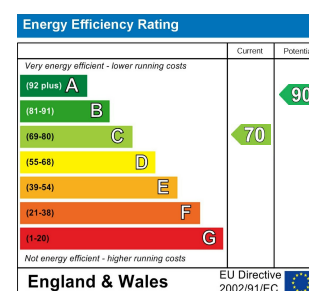
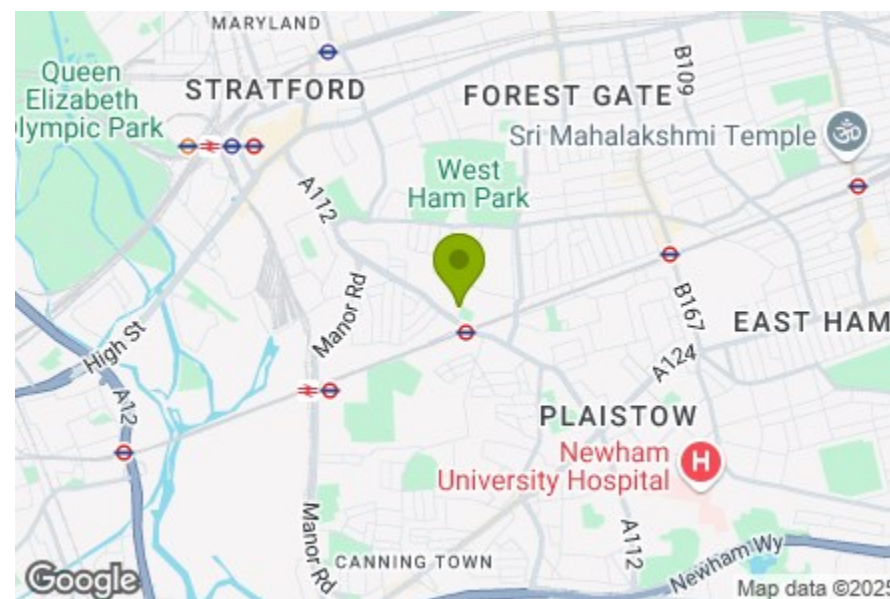
Kitchen / Diner  
13'1" x 9'10"

Bathroom  
7'6" x 5'7"

Bedroom  
13'3" x 10'7"

Bedroom  
13'3" x 9'11"

Garden  
31'2"



## VALETTA GROVE, PLAISTOW

### Offers In Excess Of £475,000 Freehold 2 Bed House



#### Features:

- Victorian Terrace House
- Freehold
- Two Double Bedrooms
- 30FT West Facing Garden
- 3 minute walk to Plaistow Station
- Good Decorative Order
- 10 Minute Walk To West Ham Park
- Loft Conversion Opportunity STPP

An immaculately presented, stylishly renovated two double bedroom Victorian Terrace, super close to Plaistow Underground Station, conveniently providing access to the Hammersmith and City and District lines. Also walking distance to Stratford, Westfield and Olympic Village. You will love the mix of period features and contemporary design.

REQUEST A VIEWING  
0203 397 2222

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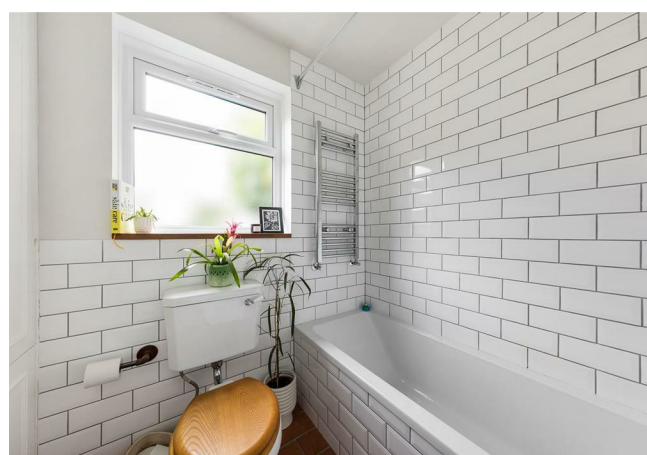
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**IF YOU LIVED HERE...**

This gorgeous house has been carefully remodelled to maximise space and light. You open the front door and are immediately into the spacious lounge, the exposed brickwork on the hallway walls is a pleasing detail. In here, arched detailing on the alcoves surround the fireplace, with built in shelving and cupboards styled in a gorgeous navy. Ornate, original ceiling coving and snugly carpets give this room a chic finish.

Moving through to the spacious kitchen diner, the sense of impeccable style continues here. You will love the sleek white cabinets with wooden countertops, a cleverly hidden sliding door opens to reveal a sizable pantry, and there is ample space in here for a large dining table. This room opens out into a handy and charming corridor, stained wooden flooring sweeps underfoot. This versatile space currently houses a fridge freezer and shoe storage, and provides access to that west facing garden. A perfectly low maintenance astroturfed lawn allows you all-weather access, and you will love the paved area at the bottom of the garden that has been perfectly designed for bbq's.

Back inside, your sizable bathroom sits on the ground floor. With metro style

tiling, your sparkling suite has a large tub with shower feature overhead, vanity sink and lots of stylishly integrated storage.

Moving upstairs, the staircase ascends to the landing and your equally proportioned double bedrooms branch off from here. Both are roomy, and offer you versatility to fit your needs, whether that be a home office, or a bedroom for children. There is a precedent on the street to further add to your footprint with the addition of a dormer loft conversion.

**WHAT ELSE?**

- Your new home is conveniently close to Stratford Westfield and International; with Eurostar connections and world class shopping at your fingertips.
- You are also close to the Olympic Park. The legacy from London 2012 is still going strong here, with acres of stunning gardens, a swimming pool and velodrome to name a few of the many attractions.
- For some lovely green space nearby, look no further than the picturesque West Ham Park, a 7 minute stroll away. Also, your views over the aptly named People's Grove Playground provide a pleasantly green outlook.



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

"We have absolutely loved living in Plaistow. Our home is spacious, filled with natural light, and we make great use of the garden which is perfect for outdoor dining/hosting and relaxing. The car parking space has been invaluable, making it easy for us to explore nearby Wanstead and Epping Forest. The neighbourhood is fantastic, with West Ham Park just a short walk away and a local CrossFit and Gym Group. We also love visiting the nearby cafes. Westfield, Olympic Village and Hackney Wick are local favourite spots for us to walk to to catch a movie at the cinema or enjoying cocktails on the rooftop bars. Our home is well-connected with excellent transport links (2 mins from the tube), making it super easy to commute to central London and other areas. The friendly neighbours, community and nearby schools make it an ideal place to live. We hope the next owners will enjoy living here as much as we have."

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