
Richford Road, Stratford E15

- ◆ Beautiful Victorian house
- ◆ Three bedrooms
- ◆ Spacious double reception
- ◆ Double glazing
- ◆ Period features
- ◆ 24-foot mature garden
- ◆ Walkable to Underground
- ◆ Minutes from West Ham Park

Moments from the beautiful West Ham Park and a short walk from Stratford, West Ham & Plaistow tube stations, this lovely Victorian house has the perfect blend of charm, comfort and character.

Inside, you'll find three double bedrooms, period details aplenty and a sunny dual-aspect reception, with a décor scheme that combines warm wood tones, natural stone and rich paint shades for a cosy, welcoming feel.

Set on a friendly, tree-lined street, the house greets you with a rendered frontage, punctuated with timber-look double-glazed windows and a matching panelled door with gilded numbered transom. The front

garden is laid with pale stone chippings, while a fantastic Phoenix canariensis palm is a showstopping addition.

STEP INSIDE - WARMTH AND WELCOME

On entering, a short vestibule provides a place to remove your shoes before a second door opens to the double reception. The west-facing aspect allows golden light to flood in through a bay with timber Venetian blinds and a second, tall casement at the rear.

To the front, the living room is painted deep, moody 'Cobalt Night' blue (by Dulux), contrasting with the wood tones of the windows, panelled doors, picture rails and Peterson Oak Laminate flooring. The fireplace has a rendered surround, while in the light and bright whitewashed dining area beyond, a second cast-iron period

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fireplace is framed by a timber scrolled mantel and a natural stone hearth. A pair of radiators adds an extra layer of comfort, and the coved ceilings feature pendant fittings.

Continue past a useful understairs storage cupboard and through a panelled door with pretty patterned glazing to the kitchen. Continuing the heritage colour scheme, deep navy-painted walls and a white shiplap ceiling provide the backdrop to glossy cream cabinetry with brushed chrome handles, a matching cream-tiled splashback, and solid oak worktops.

A stainless-steel sink with a chrome mixer tap sits beneath the wide, side-

facing window, while appliances include a Leisure electric range double oven with an induction hob and overhead extractor, and an integrated fridge and Hotpoint dishwasher. There's space and plumbing for a freestanding washing machine, and the boiler is also discreetly housed here.

Natural textures and materials are a recurring theme throughout the house, and the travertine-effect porcelain floor tiles in the kitchen flow through to a second hallway – with a door opening to the garden – and on to the family bathroom beyond. The kitchen floor also benefits from under-floor heating.

Fully tiled in the same stone for a relaxing, spa-like vibe, and lit by a frosted window, the bathroom features a luxurious kidney-shaped shower bath with a rainfall electric shower and a glass screen; a close-coupled loo; and a sink with a dark wooden vanity and a mirrored wall cabinet.

Head up to the first floor via a staircase with neutral ribbed wool carpet. On the landing,

a hatch opens to a useful boarded loft space, which could potentially be converted, subject to the usual planning permissions. The walls are painted in the calming 'Polished Pebble' by Dulux, and laminate flooring extends into all three bedrooms.

Spanning the front of the house, the walls of the primary bedroom are painted in Dulux's 'Grey Wisp' and 'Midnight Blue', and rise to a white, intricately coved ceiling with a brushed chrome light fitting. These thoughtfully chosen shades balance the light from the wide casement window, which features Venetians to match those downstairs. You'll also find a radiator and plenty of space for either freestanding or inbuilt storage.

Next to the primary, the second double bedroom is drenched in Farrow & Ball's 'Duck Green', referencing the leafy garden views seen through a tall window. Other details include a radiator, pendant light, and bespoke timber shelving in the alcoves.

The third double bedroom sits to the rear,

with an equally leafy aspect. The charming white shiplap ceiling seen downstairs repeats here, as do the 'Midnight Blue' walls.

OUTDOORS – FANTASTIC FOLIAGE

Stepping outside, the garden begins with a decked side-return courtyard with bottle green-painted timber fencing, before opening out to a decked patio. Extending beyond, a further paved area is surrounded by brick-edged raised beds containing a wonderful mixture of mature, carefully chosen plants – many sub-tropical – including cordyline, phormium, camelia, Choisya, honeysuckle, rose, hibiscus, and Prunus lusitanica. This nicely private-feeling East-facing haven is bathed in sunshine during the day, with a large bay tree providing a spot of perfectly placed shade.

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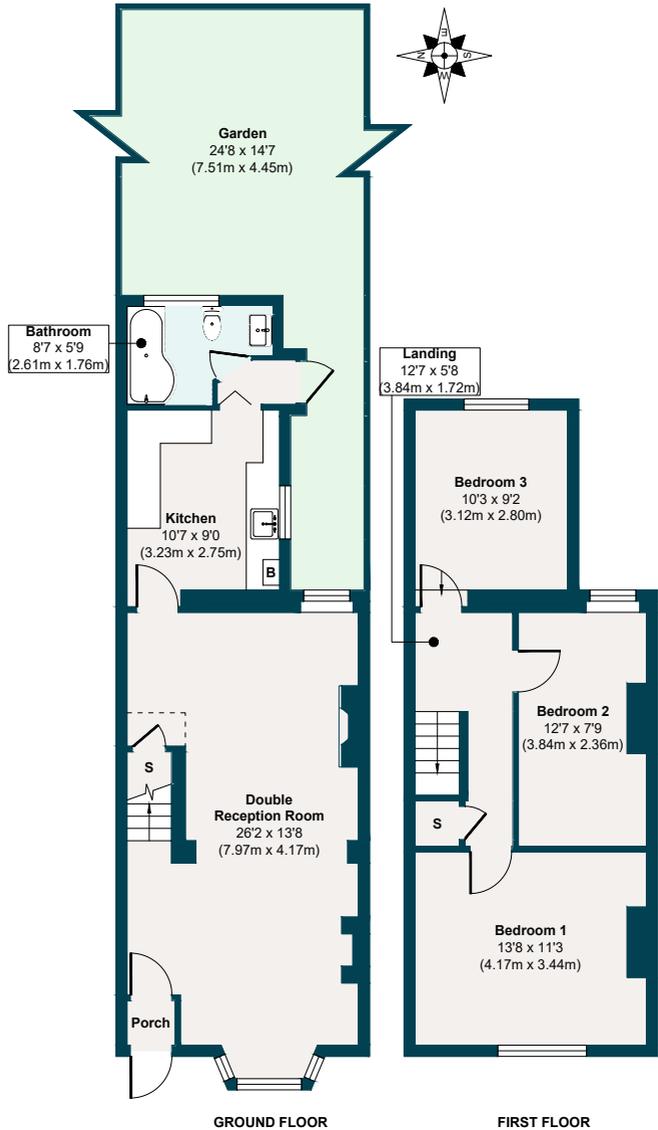








Richford Road, Stratford E15



APPROXIMATE FLOOR AREAS

Ground Floor
522 SQ. FT
(48.49 SQ. M)

First Floor
456 SQ. FT
(42.38 SQ. M)

Gross Internal Floor Area
978 SQ. FT
(90.87 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood

GETTING AROUND

The rail links set the area apart, with Stratford Station just over a mile away (15 mins' walk), offering Central, Jubilee, DLR, and Elizabeth line services, and Southeastern trains running from Stratford International. Alternatively, hop on at Plaistow Underground, just 11 minutes on foot.

IN THE NEIGHBOURHOOD

Dubbed by many as an up-and-coming area ripe with investment opportunities, the E15 postcode blends rich cultural diversity with multiple open green spaces. At its heart, Stratford offers the biggest shopping centre in Europe (with generous parking) and state-of-the-art facilities at the Olympic Aquatics Centre in the Olympic Park, which also offers serene riverside spots, playgrounds, outdoor gym equipment, running routes and cycle paths. The exciting East Bank area also continues to impress, with a diverse programme of events and the new V&A East and Sadler's Wells East.

Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous

cocktails. The current owners particularly recommend the newly opened local branch of Tamping Grounds for great coffee, and Sawmill, a Ukrainian-owned café and bakery serving delicious pecan pie. You'll also find popular local pubs such as The Forest Tavern and The Holly Tree in Forest Gate, alongside Giovanni's wine and deli bar.

Only a three-minute stroll to the end of the road, West Ham Park – once known as the Kew Gardens of the East – is an incredible local resource, perfect for dog walks and exercise, and features a large playground, alongside sports areas and a renowned botanical garden.

SCHOOLS

The area is peppered with numerous well-rated schools and colleges, while the historic University of East London is one of the UK's top research institutions. Within a short walk, you'll discover multiple Ofsted 'Outstanding' primaries and nurseries, including Portway (7 mins' walk) and Selwyn (15 mins) Primaries, Smarty Pants Day Nursery, and Rebecca Cheetham's Day Centre. 'Outstanding' secondaries include London Academy of Excellence, St Bonaventure's RC and St Angela's Ursuline.

A note from the owners



“This was our first home, and it has brought us tremendous joy during the eight years we’ve been here. It’s where we got engaged (in the garden on Christmas Eve), and it’s where we welcomed our first child. We particularly love the sitting room – it’s so cosy in the evening and the perfect spot to curl up with a glass of wine and a good TV show. We also love the garden – such a tranquil and private space that could do with greener fingers than ours. We’re extremely fond of the area, which continues to go from strength to strength, and we will miss Richford Road greatly.”

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