
East Road, Stratford E15

- ◆ Spacious, renovated period maisonette
- ◆ Three double bedrooms (one basement level)
- ◆ Two bathrooms (one ensuite)
- ◆ Large living and dining room
- ◆ Gorgeous contemporary kitchen
- ◆ Basement with utility space
- ◆ Stone's throw from West Ham Park
- ◆ 956 years remaining on the lease
- ◆ 52-foot garden with workshop/office

Just a few moments from West Ham Park and a 10-minute walk from Plaistow Tube station, this ground-floor period maisonette balances lofty ceilings with cosy décor for a spacious, lived-in atmosphere that's wonderfully homely.

Inspired by the property's history, the current owners have lovingly restored this charming home to its former glory, focusing on natural materials throughout. Premium European oak parquet from Havwoods has been laid across the principal rooms, whilst the Victorian tiling has been painstakingly restored.

In newer areas, textured paints mimic raw plaster, bridging the gap between historical elegance and contemporary warmth. A sophisticated colour story using heritage paints defines each space, with Little Greene's muted clay-pink 'Julie's Dream' creating a velvet-like connection between the Victorian architecture and the raw plaster aesthetic.

The renovation has been thorough: all internal doors have been replaced with reclaimed Victorian doors fitted with brass knobs, whilst original sash windows have been overhauled with new weights, pulleys and clasps. New double-glazed French doors and a window open to the rear garden, and gorgeous plantation shutters dress every window.

"The entrance is defined by the luxurious, deep olive tones of Farrow & Ball's 'Banca', creating a striking, cocoon-like transition."

“An oak beam has been installed around the RSJ, tying in beautifully with the exposed brick arch.”

The property has been fully rewired, with elegant brass or black power sockets – some with USB and USB-C charging – and new light switches throughout, plus a mains-wired smoke alarm system. Controlled by a Nest thermostat, the new designer radiators have been positioned for improved heat management.

In addition, a new kitchen was installed in 2023, along with a stylish en suite, followed by a new main bathroom in 2024. Outside, the garden was landscaped in 2024 and now includes a ply-clad garden office/workshop. Clever storage solutions abound, including high-level storage above the cabinetry and en suite, ensuring a calm, clutter-free home.

STEP INSIDE – HISTORIC CHARACTER MEETS MODERN DESIGN

On arrival, you are welcomed with handsome London stock brickwork, with red brick lintels

and decorative foliage capitals adorning the window columns. A front-facing gable crowns the elevation, while the fenced front garden features a generous double bike store with planting on top and a key-coded side gate provides handy access to the garden.

The entrance is defined by the luxurious, deep olive tones of Farrow & Ball’s ‘Bancha’, creating a striking, cocoon-like transition as you step inside. Above, restored figurative corbels and period pendants adorn the high ceiling, echoing the characterful Victorian floor tiles, dado and picture rails.

Just off to the left, you’ll find access to a basement, which has been converted into a spot-lit, carpeted double bedroom that could work equally well as a private office space, snug, or gym. On this level, you’ll find a ply-clad utility room with space for two laundry appliances and storage.

At the front, you’ll discover the primary bedroom. In this generous double, exquisite oak parquet flooring warms Farrow & Ball’s ‘Skimming Stone’ walls graced with elegant cornicing, high picture rails, and tall skirting boards.

Bespoke wardrobes with internal lighting and drawers provide storage, while a classic mantelpiece frames an exposed brick fireplace with a restored Victorian tiled hearth. At the same time, mounted bedside lamps, a low pendant, and tall dual-aspect windows with wooden shutters (seen throughout) drench the space in light.

The bedroom enjoys access to a private en suite, where black-and-white floor tiling combines with rich paintwork to backdrop a rainfall shower with a striking black frame and smart black tapware over a chunky stone basin topping a wooden base. A close-coupled toilet and heated towel rail complete the suite.

Across the hall, the second double bedroom pairs 'Skimming Stone' with Selvege blue joinery for a playful yet serene retreat. It also benefits from bespoke wardrobes with internal lighting and drawers, complemented by custom oak shelving and an oak mantelpiece.

Follow the parquet flooring through here, passing a huge rear window, to find a spacious, spot-lit bathroom. Bert & May

tiling, Burlington fittings, and gold accents add period flair to a large bath with an overhead shower, traditional-style sanitaryware, and a radiator with rail.

In the heart of the property, the impressively proportioned living and dining room blends bespoke floor-to-ceiling oak cabinetry – including four spacious cupboards paired with shelving designed specifically for vinyls and books – with a restored marble fireplace. A trio of windows and a sash window to the side ensure a wonderfully bright atmosphere, with light captured by an incredibly high, coved ceiling finished with stylish brass fixtures and character features.

The premium European oak parquet sweeps seamlessly into the stunning kitchen, where a bespoke concrete

“The bedroom enjoys access to a private en suite, where black-and-white floor tiling combines with rich paintwork to backdrop a rainfall shower.”



worktop and splashback – complete with integrated power outlets and oak covers – create a clean, minimalist aesthetic.

An impressive pitched ceiling with skylights and downlights meets contrasting matt-black cabinetry with internal lighting, for a considered, contemporary feel. A range of integrated appliances from Ikea's premium range include, a microwave, oven, gas hob with extractor, dishwasher, and fridge freezer. Additionally, there's plenty of space for a central island.

To complement the natural aesthetic, an oak beam has been installed around the RSJ, tying in beautifully with the exposed brick arch leading through to the bathroom beyond. Crittall-style French doors and an additional window significantly increase the natural light, with morning sun bouncing off the textured paintwork.

OUTDOORS – A SEAMLESS EXTENSION OF THE HOME

Outside, the 52-foot, east-facing garden was completely landscaped in 2024,

including a wooden patio at the same level as the interior floor, creating a seamless extension of the kitchen that truly comes into its own during the summer months.

The wooden decking continues as a connecting pathway leading to the garden office, framing a beautiful lawn along with sleeper flower beds, whilst a bespoke raised planter serves a dual purpose: a dedicated herb garden and additional seating for socialising. East-facing, the garden captures the glorious morning sun, which lingers until late afternoon.

At the rear of the garden sits a spacious, fully insulated and soundproofed office, internally clad in ply and equipped with a full electrical supply. It's an incredibly versatile space – perfect as a home office, studio, gym, workshop or playroom, depending on your needs.

“A bespoke raised planter serves a dual purpose: a dedicated herb garden and additional seating for socialising.”









































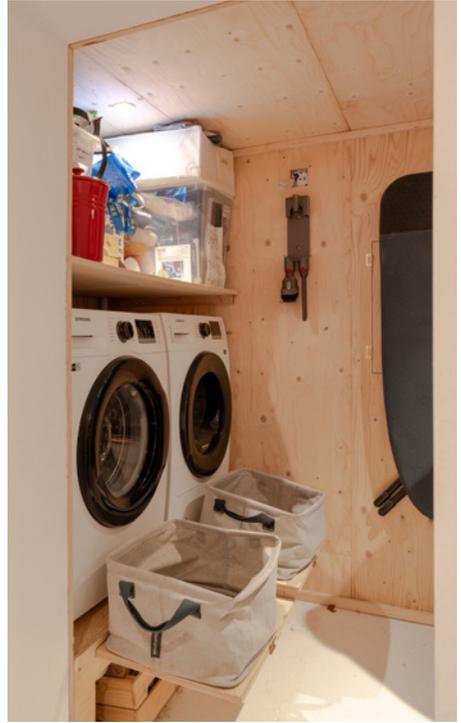








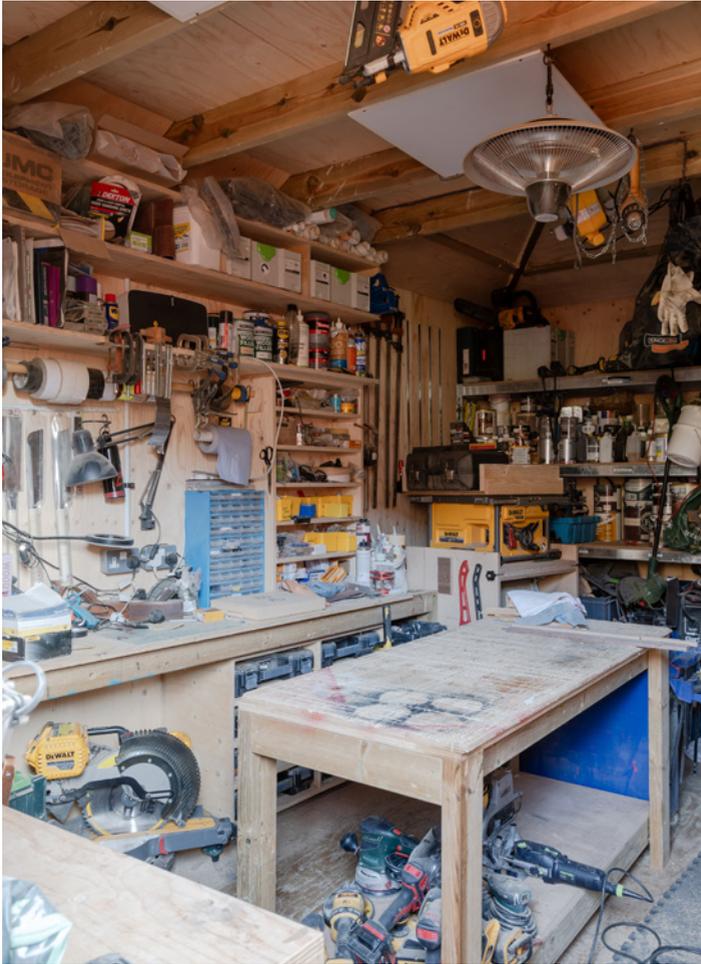


















East Road, Stratford E15

APPROXIMATE FLOOR AREAS

Basement

250 SQ. FT
(23.28 SQ. M)

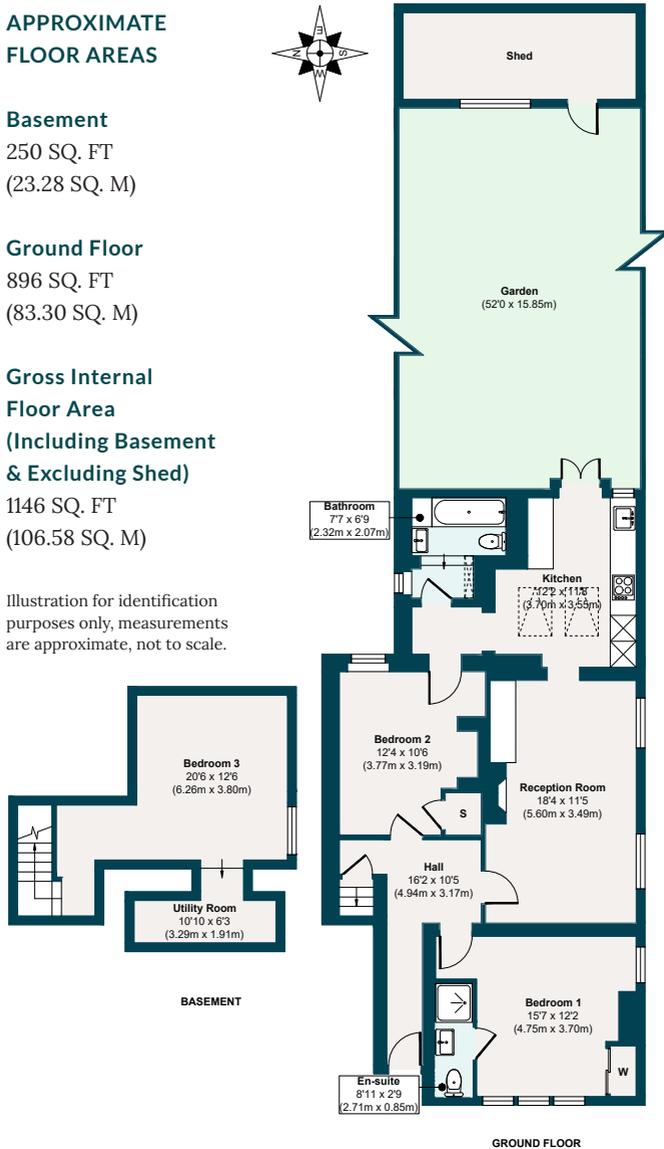
Ground Floor

896 SQ. FT
(83.30 SQ. M)

Gross Internal Floor Area (Including Basement & Excluding Shed)

1146 SQ. FT
(106.58 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 about a mile away, offering Central, Jubilee, DLR, and Elizabeth Line services, and Southeastern trains running from Stratford International. Alternatively, hop on at Plaistow Underground, just 10 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.

Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails. Other local favourites on your doorstep include the Ye Old Black Bull pub, Escape Bar (which features board games, quiz nights and comedy) and Sawmill café and bakery.

You'll also find popular local pubs such as The Forest Tavern and The Holly Tree in Forest Gate, and the current owners recommend Giovanni's wine and deli bar. Only a two-minute stroll, West Ham Park is an incredible local resource, perfect for dog walks and exercise, and features a large playground, alongside sports areas and a stunning 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 and Selwyn 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.

“East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails.”

A note from the owners



“We’ve loved turning the space back into a cosy, functional, family home and enjoying it for what it was intended for.”

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
Title: Mortgage & Insurance Broker
Company: Mortgage and Money Management
Info: 01920 821333 | oliverdulson@mandmm.co.uk

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Info: 020 3441 3084 | lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Info: 020 7242 8966 | jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Info: 020 3649 0550 | lscullion@barrettslaw.co.uk

SURVEYORS

Contact: Jason Tubridy
Title: BSc(Hons) AssocRICS - Surveying Director
Company: Nuven Surveyors
Info: 0333 188 2400 | jason.tubridy@nuvensurveyors.co.uk

Contact: Ronnie Campbell
Title: BSc MRICS – Managing Director
Company: London Building Surveyors
Info: 020 8257 5766 | ronnie@londonbuildingsurveyors.com

EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544