



For Sale

House - Terraced

Pitchford Street | London | E15

Offers In The Region Of £475,000
| Freehold

1 Receptions | 2 Bedroom | 1 Bathroom

- Two Double Bedrooms
- Short Walk to Stratford Station
- Short Walk to Westfield Shopping Centre
- Private Garden
- Local Amenities and Restaurants
- Great Location!

FREEDOM TO MOVE



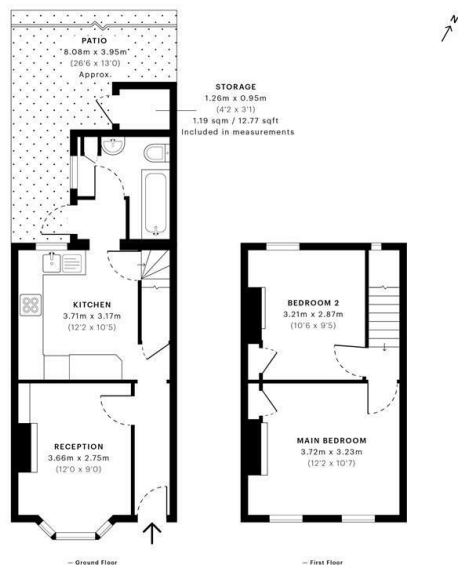


Pitchford Street, E15

CAPTURE DATE: 10/12/2021 LAYER: 0001/0001 2,278,751

GROSS INTERNAL AREA

56.19 sqm / 604.82 sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Two-bedroom Victorian house | Pitchford Street, E15 | Offers in the region of £475,000 | No onward chain | Freehold

Hawks Estate Agents are delighted to bring to market this charming and well-appointed two-bedroom Victorian house on the highly sought-after Pitchford Street, E15. Offered to the market with no onward chain and the benefit of a freehold, this is a rare and straightforward opportunity for buyers to secure a characterful home in one of East London's most connected pockets.

Step inside and you'll find a home that blends period charm with comfortable, practical living across two well-proportioned bedrooms and bright, inviting living space. Gas central heating runs throughout, and to the rear is a private patio.

The location is genuinely hard to beat. At just 0.4 miles from Stratford Station, you have one of London's best-connected transport hubs on your doorstep, with the Central, Jubilee and Elizabeth lines, the DLR, Overground and national rail putting the City, Canary Wharf and the West End all within easy reach. Westfield Stratford, one of Europe's largest shopping and leisure destinations, is a short stroll away, alongside the Queen Elizabeth Olympic Park, independent cafes, restaurants and everything this thriving neighbourhood has to offer.

Homes of this character, in this location, and chain-free, do not stay available for long. Early viewing is strongly advised.

Key features include:

- Offers in the region of £475,000
- Two-bedroom Victorian house
- No onward chain
- Freehold
- Gas central heating
- Private rear patio outdoor space
- 0.4 miles from Stratford Station (excellent transport links)
- Short walk to Westfield Stratford
- Wealth of local amenities, restaurants and green space
- Period charm throughout

Call now to arrange your viewing.



Hawks

Hawks

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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.

