



**Ground Floor Flat, 143 Olive Road
Plaistow, E13 9PU
Offers in excess of £290,000**

Situated on a quiet tree-lined street in Plaistow is this quality finished ground floor flat.

Accessed via a well-maintained communal entrance, the property opens into a welcoming hallway. At the front, you'll find a spacious living room featuring stylish wood-effect flooring, a large bay window that allows plenty of natural light to flood the room and tasteful décor throughout. The generously sized bedroom is positioned to the rear and benefits from plush carpet flooring, a rear-facing window for natural light, and ample room for a double bed along with space for additional wardrobes or furnishings. The standout feature of the property is the high-spec kitchen/diner, finished to an excellent standard. It boasts parquet-style wood flooring, tasteful décor, ample dining space with another large bay window making the area exceptionally bright and airy. The kitchen is fitted with sleek matt black base and eye-level units, quartz-style worktops, an integrated oven with gas hob and built-in appliances including a fridge-freezer and dishwasher. The kitchen opens onto a rear hallway, which provides access to the private garden and leads to the bathroom. The bathroom has been finished to a high quality, featuring Victorian-style tiled flooring and walls, a low-level W/C, floating hand wash basin, panelled bath with a waterfall shower attachment and a window to the rear.

The rear garden offers a blank canvas, currently comprising a paved seating area for outdoor dining and a lawn to the rear. There's also a handy storage shed to the side, which could be used as-is or adapted for other purposes. Additional benefits include a long lease of 998 years, peppercorn ground rent, and no ongoing service charges, making this an ideal home or investment opportunity.

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Olive Road is a short walk away, you'll find the loved Central Park, offering beautifully maintained gardens, a café, children's play areas, and regular community events. Plashet Park and Brampton Park are also within easy reach, providing further outdoor leisure options. The property is ideally situated for commuters, with East Ham and Upton Park Underground stations both nearby, offering quick access to the District and Hammersmith & City lines. There are also excellent local bus connections, providing easy routes to Stratford, Canary Wharf, and Central London. Olive Road also benefits from independent eateries, shops, markets and supermarkets on nearby Green Street

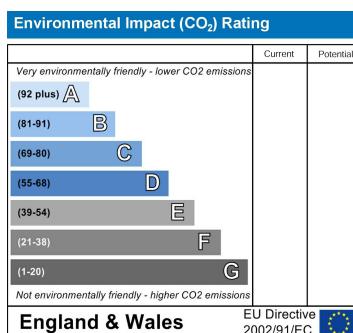
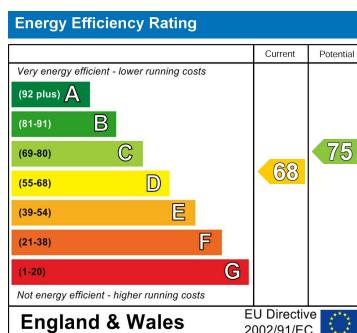
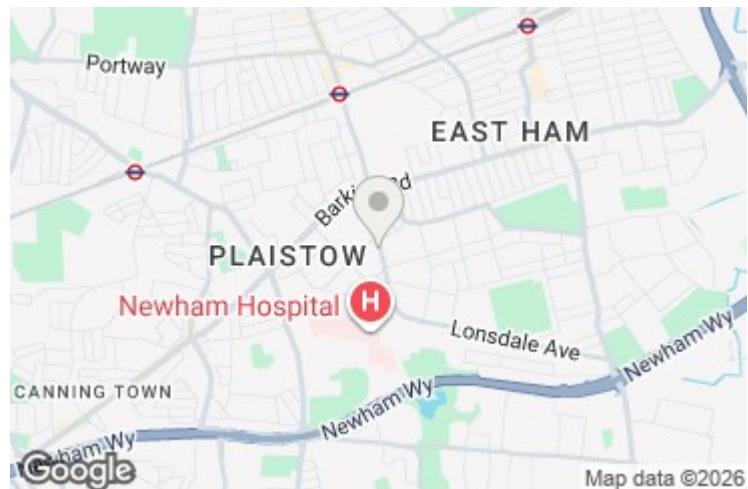
Viewings will be taking place on Saturday 26th July 2025, please call to arrange an appointment.

-Sole Agents-

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Ground Floor

Approximate Gross Internal Area 535 sq ft (50 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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