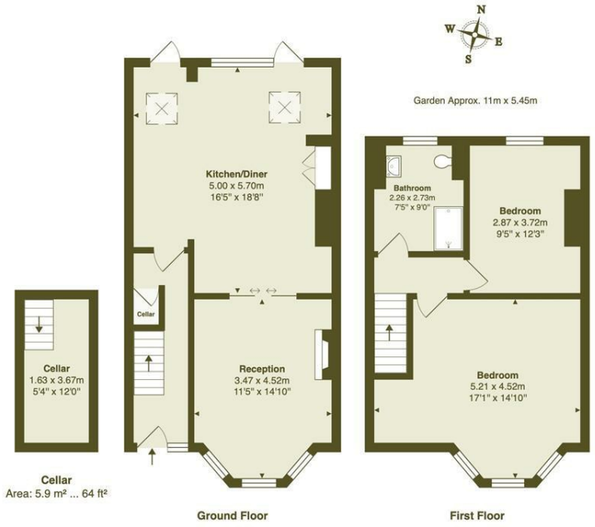
THE STOW BROTHERS



Total Area (Excluding Cellar): 90.1 m² ... 970 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
11'4" x 14'9"

Kitchen/Diner
16'4" x 18'8"

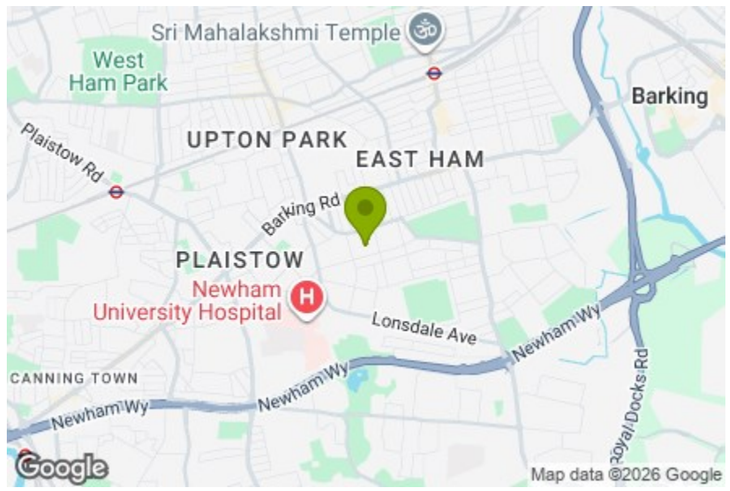
Bedroom
17'1" x 14'9"

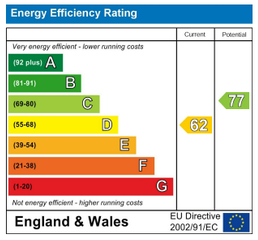
Bedroom
9'4" x 12'2"

Bathroom
7'4" x 8'11"

Cellar
5'4" x 12'0"

Garden
36'1" x 17'10"





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MONTPELIER GARDENS, EAST HAM

Offers In Excess Of £525,000 Freehold

2 Bed House - Mid Terrace

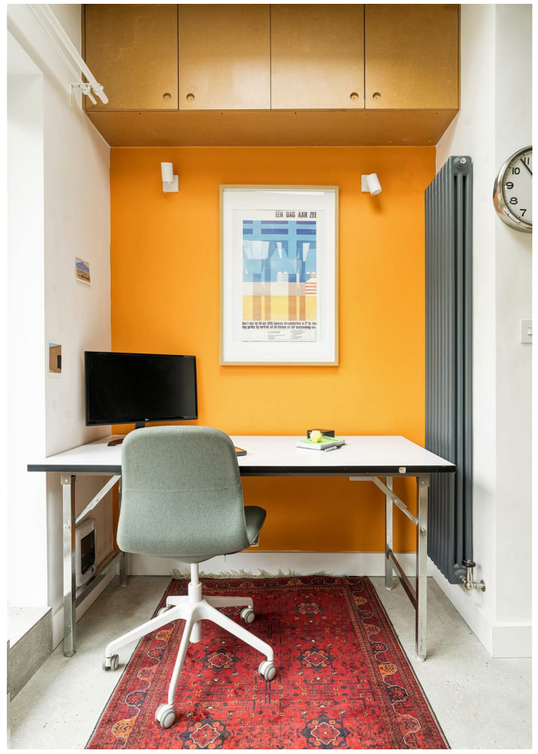
Features:

- Edwardian Terraced House
- Freehold
- Two Double Bedrooms
- Extended Kitchen Diner
- Landscaped Mature Garden
- Cellar
- Close to Central Park
- Architecturally Designed
- Close to Transport Links
- Chain Free

An artfully updated two-bedroom Edwardian home, where generous proportions and original architectural character meet a distinctive contemporary sensibility. Set along a quiet, tree-lined street in East Ham's Central Park Estate, this characterful terrace has an architect-designed kitchen extension, a beautifully established garden and a warmth that carries throughout.

Behind its period façade, the house unfolds with a wonderful sense of individuality. Tall ceilings, elegant sash windows and carefully composed interiors give each room its own character, while the extended living space opens towards a lush, secluded garden. Central Park is a short stroll away, with East Ham's independent businesses, neighbourhood favourites and transport connections all within easy reach.

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0203 397 2222















IF YOU LIVED HERE...
Step inside and you'll find interiors that balance Edwardian elegance with a more contemporary approach to everyday living. The reception spaces feel light and welcoming, with generous ceiling heights, beautifully proportioned windows and a restrained material palette allowing the architecture to speak for itself.
Upstairs, two comfortable double bedrooms offer plenty of room to unwind, with soft natural light and subtle period detailing adding to their appeal. A family bathroom completes the accommodation on this level.
To the rear, the extended kitchen and dining space brings a striking architectural contrast to the original house. Clean lines, warm timber finishes and carefully considered glazing create a bright, open setting for cooking, dining and gathering. The relationship between indoors and out feels particularly natural here, with views across the garden and a sheltered threshold that encourages you to spend time outside throughout the seasons.
Beyond, the landscaped garden offers a peaceful retreat, with its distinctly tropical planting creating a sense of seclusion. Banana plants, ferns, flowering shrubs and climbing greenery bring texture and colour, while established trees soften the boundaries. There's ample opportunity to enjoy long afternoons outdoors, whether entertaining friends or finding a quieter corner to sit with a book. A useful cellar provides additional storage, completing a home with both personality and practicality.

WHAT ELSE?
- Central Park is around a ten-minute walk away, offering open lawns, mature trees and space to enjoy the outdoors. Wanstead Flats and the wider green spaces of Epping Forest are also within easy reach.
- East Ham has a rich mix of independent shops, cafés and places to eat, alongside longstanding neighbourhood businesses and a lively high street. There's plenty to discover locally, from everyday essentials to more leisurely weekend outings.
- Getting around is straightforward, with Upton Park station providing District and Hammersmith & City line services. Local bus routes connect to Stratford and beyond, while Custom House offers Elizabeth line connections for journeys across London.



WORD FROM THE OWNER...
""We restored this house, keeping every period feature we could and adding contemporary styles: simple skirtings, industrial shades and a colour palette of Corbusier's Polychromie and 1960s and 70s Little Greene. Our RIBA-registered architect drew on Cambodian modernism for the extension, which takes very little of the garden - an impassable jungle when we arrived but now a lush tropical space.
We love to cook so we've equipped the kitchen for hosting with lots of storage space, a great Bosch double oven, AEG dual gas / induction hob and a virtually silent dishwasher. Our splurge was Gigacer porcelain tiles, the only tiles licensed in Le Corbusier's colours, alongside Plykea worktops.
East Ham has a real community feel. Our milk arrives in glass bottles from Parker Dairies. Central Park Café bakes amazing bread and is run by a chef who worked at the River Café. Our local, the Boleyn Tavern, is an award winning restoration of a Victorian gin palace, while Newham Bookshop, going since 1978, has the best-curated children's books we know in London.
We enjoy taking a stroll or a bus ride up to the Holly Tree and Wanstead flats, and how easy it is to get along the river and the creative spaces at London City Island, Trinity Buoy Wharf and Greenwich.
If you haven't considered East Ham before, give it a go!"

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