



## Henniker Road

Approximate Gross Internal Area  
 Ground Floor = 59.3 sq m / 639 sq ft  
 First Floor = 59.3 sq m / 639 sq ft  
 Total = 118.6 sq m / 1278 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

### Contact

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4 Bed  
 House  
 located in



# 196 Henniker Road

London  
E15 4 1G

Price Guide £550,000  
Freehold



FOUR BEDROOM FREEHOLD HOUSE --- CHAIN FREE -- END OF TERRACE ---VACANT POSSESSION --- FREE GATED SECURE RESIDENTIAL PARKING --- GUIDE PRICE: £550,000 - £600,000 --- GAS CENTRAL HEATING --- LARGE BEDROOMS --- POPULAR STRTAFORD LOCATION --- 0.7 MILES TO STRATFORD UNDERGROUND STATION --- 0.8 MILES TO WESTFIELD SHOPPING CENTRE

GUIDE PRICE: £550,000 - £600,000

We are pleased to offer this well-located residential property on Henniker Road, Stratford, available chain free with vacant possession and the rare benefit of secure gated residential parking. Consists of Four large bedrooms, first floor bathroom (bath and shower cubicle), large kitchen and separate lounge. Rear room leading to the garden, Rear access to the property from the carpark.

Situated in one of East London's most sought-after and rapidly developing areas, the property presents an excellent opportunity for both owner-occupiers and investors. The accommodation is ready for immediate occupation, allowing for a smooth and straightforward purchase.

Stratford offers outstanding connectivity across London alongside Westfield Shopping Centre, Queen Elizabeth Olympic Park, and a wide range of restaurants, cafés, and leisure facilities — all within easy reach.



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	

