

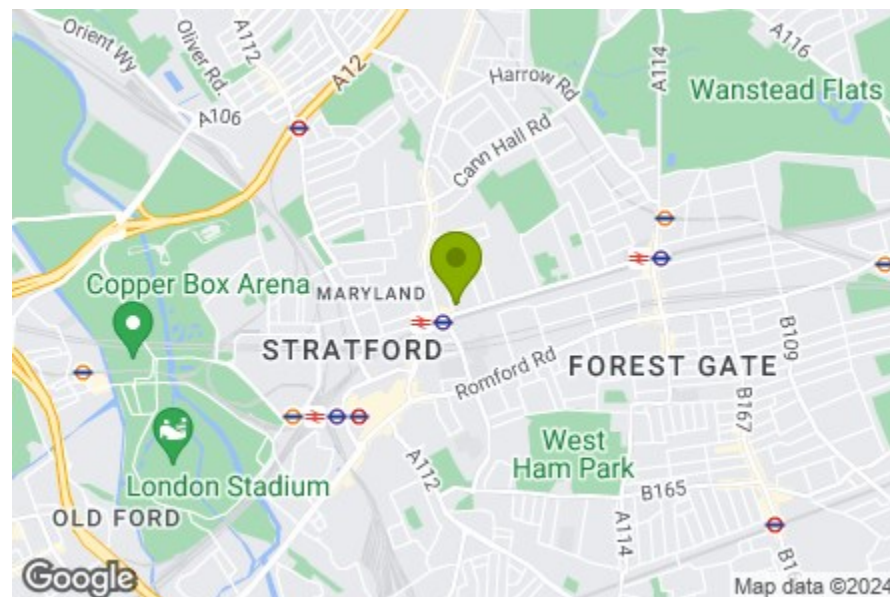
Kitchen / Lounge / Diner
21'5" x 10'9"

Bedroom
11'11" x 9'2"

Bathroom
5'4" x 7'7"

Total Area: 41.0 m² ... 441 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.



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		68	80
EU Directive 2002/91/EC			



MARYLAND PARK, STRATFORD

Offers In Excess Of £320,000 Share of Freehold 1 Bed Apartment



Features:

- One Bedroom Ground Floor Flat
- Very Well Presented
- Share Of Freehold
- Communal Garden
- Gated Parking Space
- Short Walk To Maryland Station

A neatly arranged and presented one bedroom apartment on the ground floor of a modest, handsome brick development. You're handily located just around the corner from Maryland station, and sat among lush, well maintained communal gardens.

Nicely set back from the road behind high hedges, you also have secure, sheltered bike storage on site, and the gold dust London addition of private, allocated parking.

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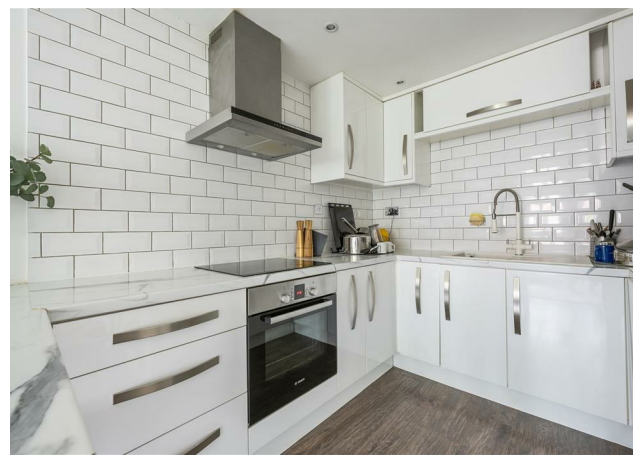
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IF YOU LIVED HERE...

You'll step inside for a welcomingly generous hallway, complete with substantial extra storage. Always a welcome addition to London apartment living. Smoky engineered hardwood runs underfoot and walls are finished in soft sage green. The colour scheme continues into your bedroom, a solid 110 square foot double, with leafy green views of your communal gardens. Great for getting to know the neighbours.

Across the hall your bathroom's just as well appointed, in slate grey and white with a shower over the teardrop shaped tub. Elsewhere, your 200 square foot kitchen/diner is artfully segmented by a breakfast bar topped with chunky marbled work surfaces, also running atop twin flanks of white cabinets with a counter-to-ceiling metro tile splashback. With your kitchen neatly tucked away at one end, there's plenty of space for your lounge area, with direct access to the gardens.

Maryland station is barely three minutes walk away for the squeaky clean and speedy Elizabeth line, for fourteen minute direct connections to Liverpool Street and a door to door City commute of around twenty minutes. All the

growing delights of Stratford are also within easy reach, it's just fifteen minutes on foot to the vast shopping and leisure opportunities of Westfield shopping centre, with the epic open greenery of the Queen Elizabeth Olympic Park just an eight minute bike ride from your new front door (that secure bike storage already coming in handy...).

WHAT ELSE?

- Heading to the West End? Tottenham Court Road is just seventeen minutes direct from Maryland, so you can be walking along Oxford Street around a half hour after stepping out your front door.
- As noted you have secure, allocated parking and drivers can be circumventing London via the North Circular in around ten minutes.
- For refreshing, landscaped greenery on your doorstep, look no further than Forest Lane Park, less than a half mile on foot and home to an outdoor gym, playgrounds and lake.



WORD FROM THE OWNER

"This was my very first home, and I spent 9 wonderful years there, thoroughly enjoying every moment. The residents were always friendly and supportive, fostering a true sense of community. The communal garden was a favorite spot for meeting neighbors, having BBQs, or just relaxing with a drink. All of my tenants since have experienced the same. In recent years, the area has blossomed, especially after the 2012 Olympics. Now, it's brimming with charming independent restaurants, grocery stores, and bars, all just a 5-minute walk away. The opening of the Elizabeth Line has made commuting into London incredibly easy, with Maryland Station only a 3 minute stroll from the property. I still love visiting the area. Stratford's East Village and Olympic Park offer fantastic days out with plenty of open spaces, outdoor activities, and Olympic training facilities. Plus, there are so many wonderful bars, coffee shops, and restaurants to explore."

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