

Reception Room  
10'8" x 14'6"

Bedroom  
5'4" x 8'10"

Bedroom  
10'7" x 10'1"

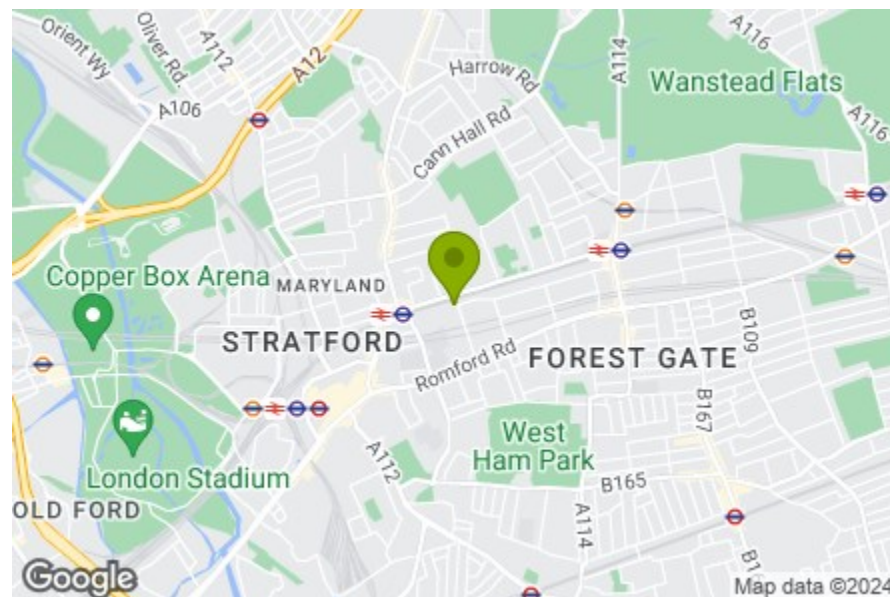
Kitchen  
11'1" x 10'0"

Utility Area

Bathroom  
7'2" x 10'9"

Garden  
9'0" x 30'7"

Total Area: 65.9 m<sup>2</sup> ... 710 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



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		69	80
		EU Directive 2002/91/EC	



## KEOGH ROAD, STRATFORD

Offers In Excess Of £425,000 Leasehold  
2 Bed Maisonette



### Features:

- 2 Bedroom Flat
- First Floor
- Private Garden
- Bay Fronted
- Eat In Kitchen
- Loft With Potential To Extend STPP
- Close To Maryland Station

Situated in between the greenery of Olympic Park and Wanstead Flats, this two-bedroom first floor period maisonette has many highlights, including a south-facing private garden, bay windows, dine-in kitchen and utility area.

You've got a huge array of amenities on your doorstep, but if you need to travel further afield, Maryland station is a 10 minute walk away, where you can be transported to the West End in less than 20 minutes via the Elizabeth line. That's just half an hour door-to-door if you time it right!

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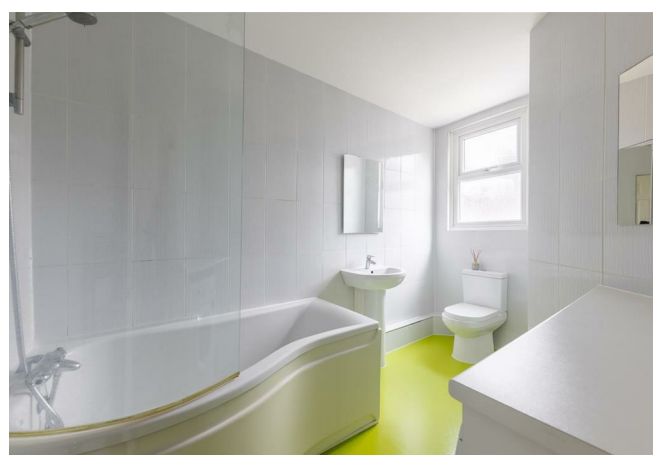
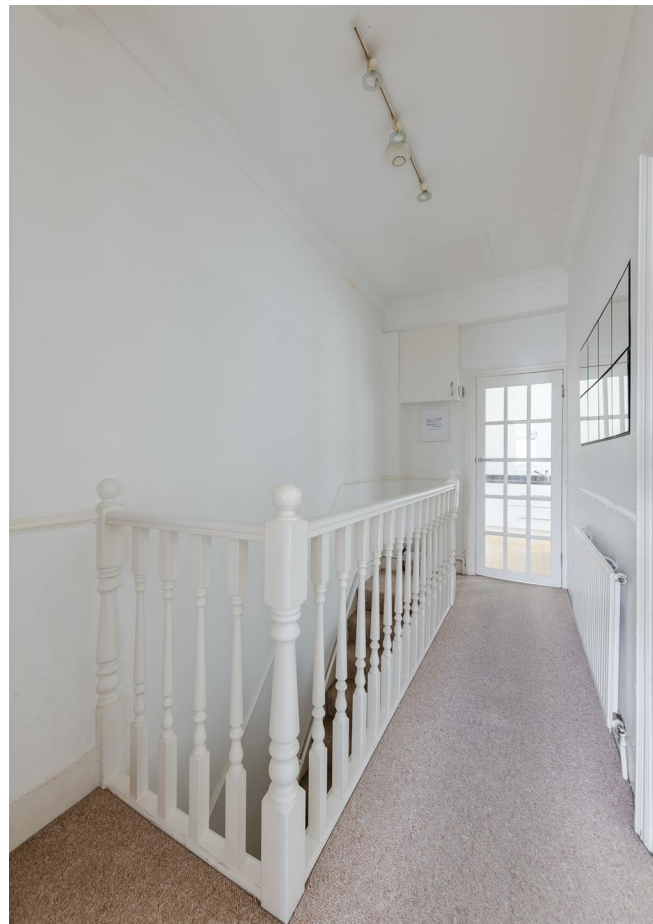
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#### IF YOU LIVED HERE...

Your bright and spacious reception room has been nicely preserved, with a striking mantelpiece and bay windows. Both bedrooms are smart and neutral, with the clever layout meaning that not an inch of space is wasted - the smaller bedroom can be used as a home office if preferred.

The kitchen is smart and modern, with its sleek units and integrated appliances. This theme is continued in the bathroom, where you'll find an over-tub shower.

Outside, you'll find your own private section of the garden. It's a peaceful spot, but there's plenty of greenery further beyond. West Ham Park is 13 mins away on foot, while Wanstead Flats is approx a mile away, as is the Olympic Park.

Because you're nicely nestled between Stratford, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent

selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Even nearer, Kotch! pizzeria, where the stone-based pizzas are as warm as the atmosphere.

This handy positioning means transport is never a problem. Maryland station is 10 mins away, which means you can enjoy the perks that the Crossrail Elizabeth line brings, while Leyton tube on the Central line is 18 minutes on foot.

#### WHAT ELSE?

- New local? Just seven minutes away on foot, the Cart and Horses has a lot of history under its belt (it's the very venue where Iron Maiden first took to stage), but after a refurbishment it's ready for a new era. As well as the gig calendar, it's got a great selection of drinks.

- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop to Westfield Stratford.

- Parents will be pleased to learn that you have numerous primary/secondaries nearby.



#### A WORD FROM THE OWNER.....

"We have loved living here and making this our first home.

There is a great local community with great transport links and amenities all a short walking distance including Westfield, Olympic Park, East Village, Victoria Park, Here East and Wanstead flats to name a few..."

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