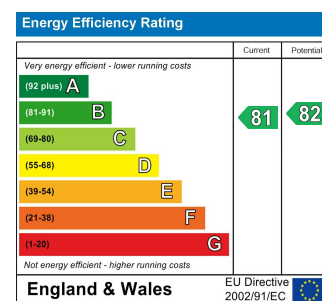
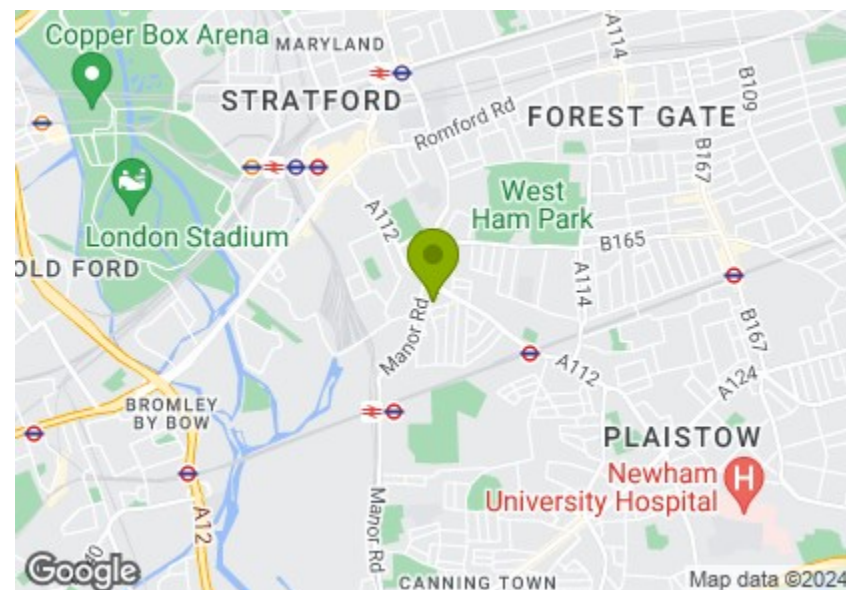


First Floor

Total Area: 73.9 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## OLD BARROWFIELD, LONDON Offers In Excess Of £365,000 Leasehold 2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Close to Plaistow Station
- Close to Plaistow Regeneration
- Communal Courtyard
- Good Decorative Order

A smart and chic two bedroom apartment, on the first floor of a modest, modern development arranged around a pleasant communal courtyard. It's all sat less than a half mile on foot from Plaistow tube station and West Ham Park.

The site of the first ever FA Cup goal, West Ham Park is a full seventy seven acres of open green space with tennis courts, cricket pitches and ornamental gardens. Just ten minutes walk away it's a great spot to have on your doorstep.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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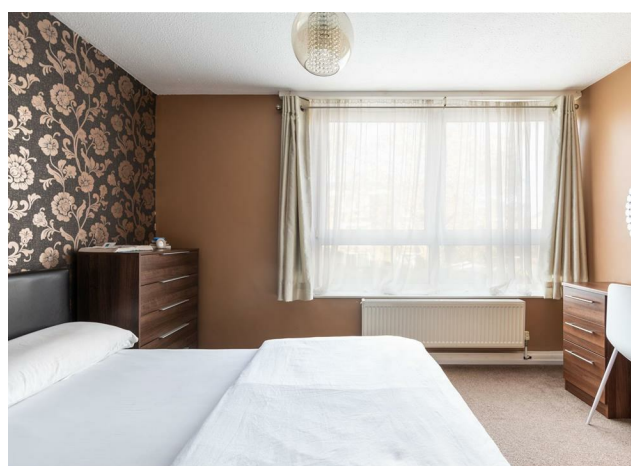
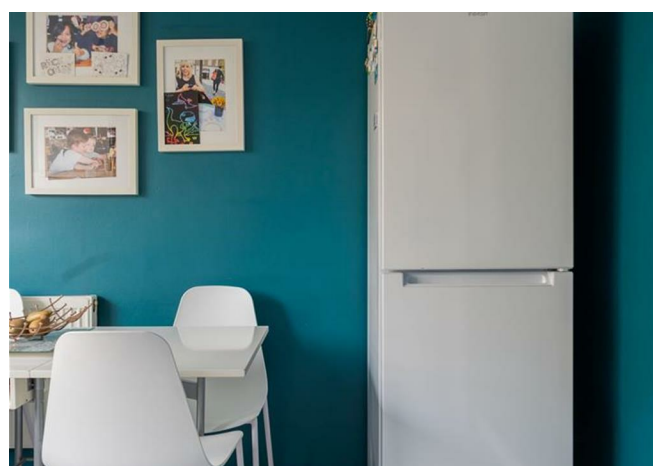
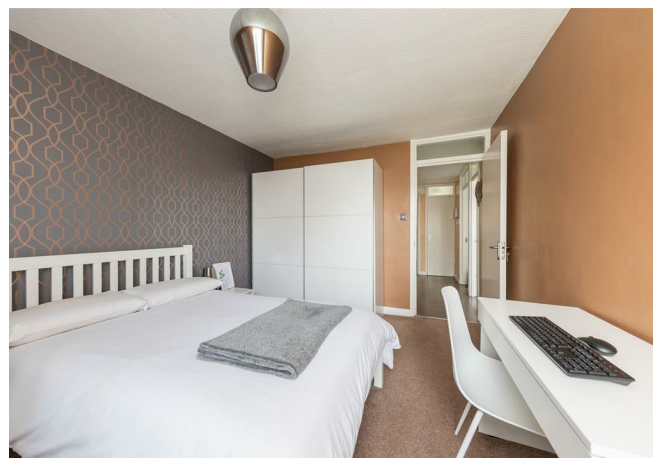
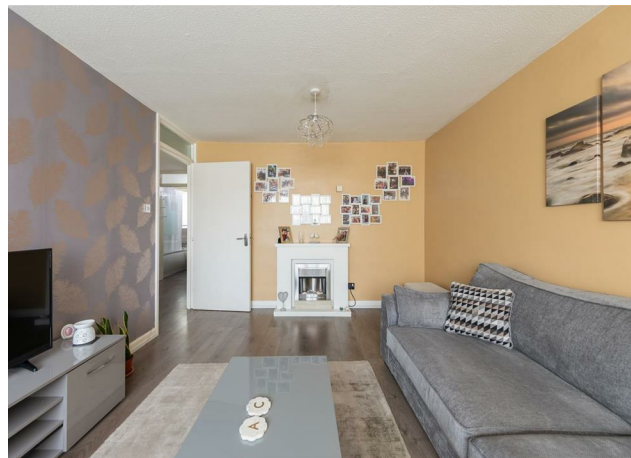
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### IF YOU LIVED HERE

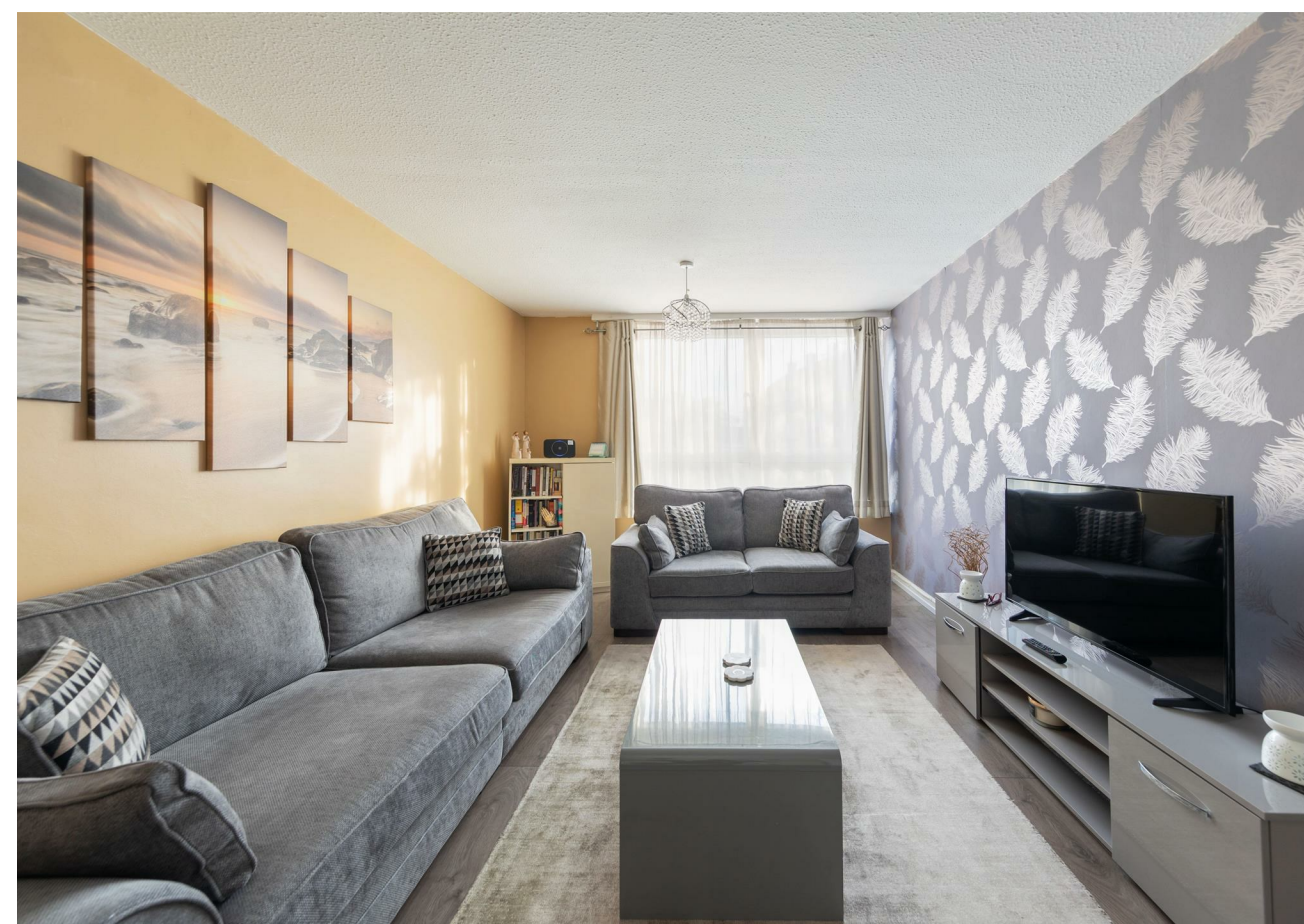
You'll be welcoming friends and family into your 180-square foot reception, with dark hardwood floors and a striking statement wall. Immaculately finished in tranquil tones, it's an ideal hosting space. Out in the hall you've got a substantial storage area, always a welcome benefit in any London apartment.

There's also a handy separated WC and bathroom sitting off the hall, both smartly decked out in large format tilework. Your kitchen's sleek and naturally bright in white and aquamarine, with a smart suite of cabinets below smoky grey timber style counters. Both bedrooms are solid doubles of around 125 square feet apiece, softly carpeted and finished in warm wood tones.

Outside and Plaistow tube station, as noted, is just ten minutes' walk. Sat in zone three for both the District and Hammersmith & City lines, you have direct access to both Liverpool Street and the South Bank. East London's hub of Stratford is also within easy reach. It's just twenty minutes on foot for a huge range of underground, overground and international connections, as well as the shopping colossus that is Westfield.

### WHAT ELSE?

- Parents will be pleased to find ten primary/secondary schools rated 'Outstanding' by Ofsted all within easy reach. Your closest, Portway Primary, is less than ten minutes' walk.
- Your development is securely gated, for peace of mind.
- The endlessly epic open greenery and world famous landmarks of the Queen Elizabeth Olympic Park are just twenty five minutes' walk away, or nine by bike.



### A WORD FROM THE OWNER...

"This property is described as a 2 bed flat but truly it is so much more, for us it has been a kind home to us, a sanctuary to replenish and a peaceful environment. We have enjoyed lots of laughter, hosting meals with friends and family life. The location is a perfect balance between a safe, community neighbourhood and a dynamic, vibrant, metropolis of services, stations, shopping and people. Stratford station is a 10 minute walk up the road within very easy access to everything we have needed. With 3 other stations, Plaistow (5-6 min walk) easy access to all District, Hammersmith and City lines, West Ham (12-15 mins walk) for Jubilee as well as Hammersmith and City lines and Abbey Road (7 min walk) for all DLR routes. If you want a place that allows you to travel anywhere, you have found your place! We have enjoyed having no trouble in tube strikes and being able to get out for beautiful walks in Greenwich, theatre in West End and food and Events in Canary Wharf and docksides. You will be spoiled for choice! Stratford is the home of the delightful Queen Elizabeth park just beyond Stratford station, which we have enjoyed many strolls through and also has Westfield Shopping Centre, which gives easy access to many shops and restaurants, plus the London Aquatics Centre (the 2012 Olympic pool) and Lee Valley VeloPark for the cycling enthusiasts. Stratford has recently developed East Bank, which brings together world-class experiences from the UAL's London College of Fashion which is open now as well as and UCL East's campus. Sadler's Wells is opening in 2024, along with BBC Music Studios plus the V&A Museum which are set to open in 2025."

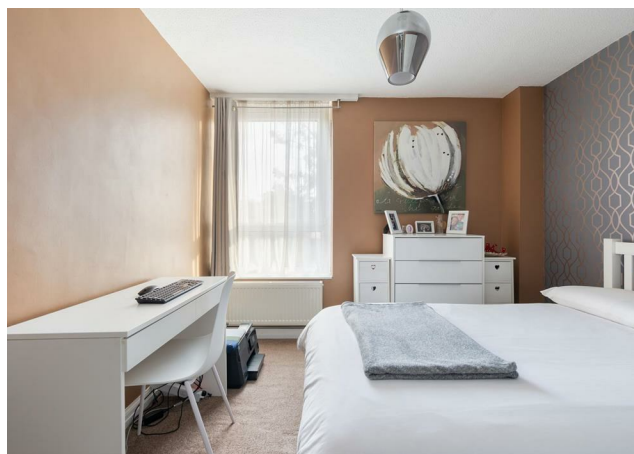
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**Bedroom 1**  
12'8" x 9'2"

17'1" x 10'8"

**Bedroom 2**  
12'4" x 10'2"

**Storage**  
7'1" x 3'10"

**Kitchen**  
11'10" x 10'8"

**Reception**



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