

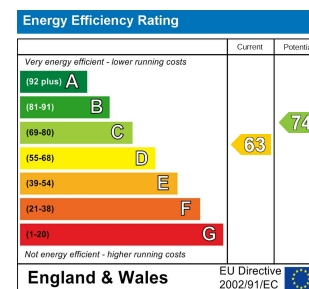
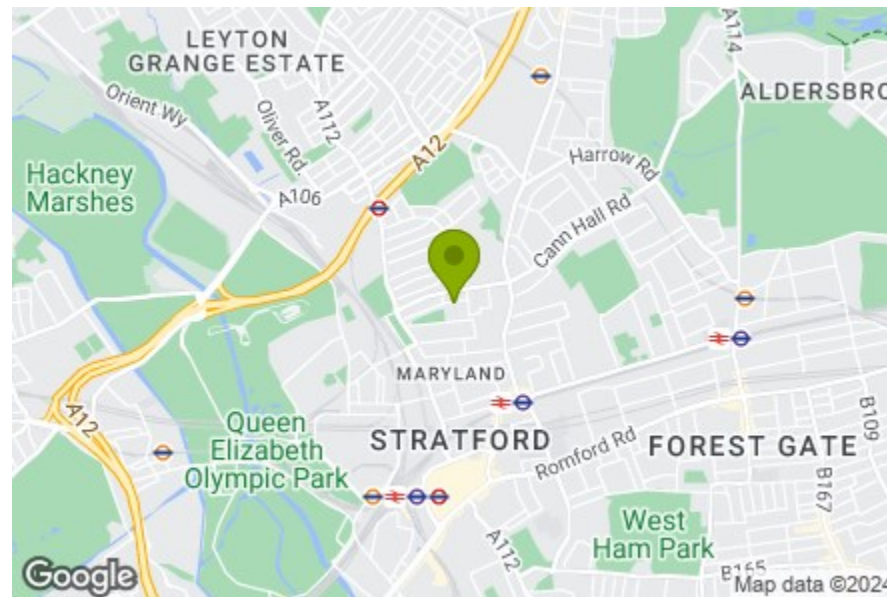
Reception Room
12'10" x 10'8"

Bedroom
10'11" x 8'9"

Kitchen
8'7" x 6'11"

Bathroom
7'1" x 5'4"

Bedroom
10'5" x 7'10"



COLEGRAVE ROAD, STRATFORD

Offers In Excess Of £390,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Ground Floor Conversion
- Private South Facing Garden
- Well Presented
- Bay Fronted Reception
- Short Walk To Maryland Station
- Close To Westfield Stratford

This charming two bedroom apartment on the ground floor of a Victorian terraced house in Stratford has a sunny, south-facing garden and is ideally located for access to shops, green spaces, and stations, including Maryland on the Elizabeth Line.

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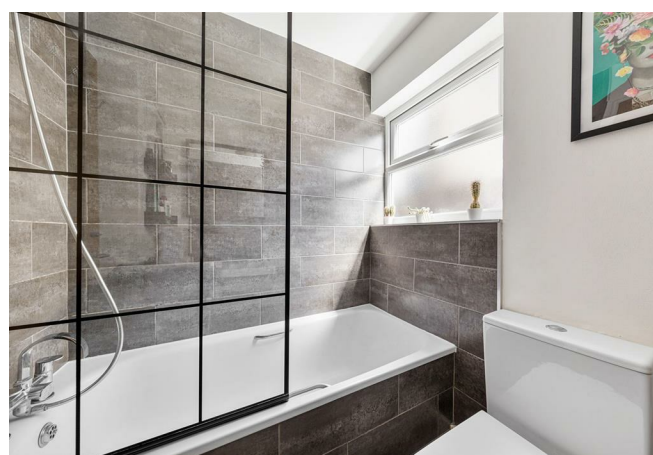
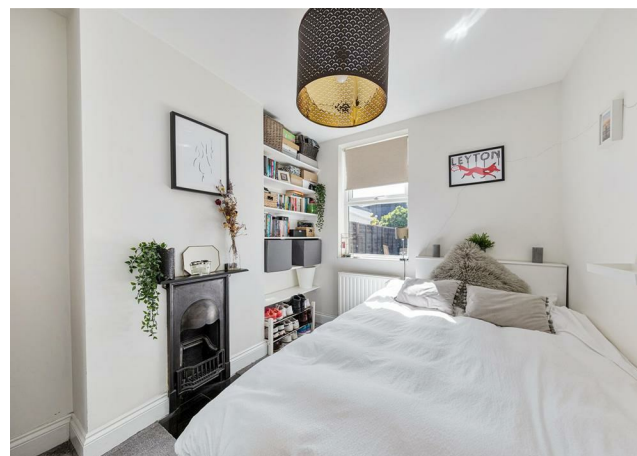
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IF YOU LIVED HERE

You'd love living in this smart apartment that brings together the best of the old and new, with elegant period proportions and original features alongside smart contemporary fixtures, fittings, and décor. The apartment front door in the communal hallway and leads you straight into the spacious living room that sets the tone for the apartment with its white walls and welcoming aura. This room has a calm ambience, with a large bay window and an original cast-iron fireplace flanked by fitted alcove shelving. It's great for relaxation and entertaining, easily accommodating a large sofa and a dining table.

The kitchen has a pleasantly airy feel thanks to easy access from the hallway. Glossy grey fitted floor and wall cabinets and white worktops reflect natural light from the window above the sink and house a combination of integrated and freestanding appliances.

The main bedroom is a serene space with garden views. White walls and grey carpet emphasise the sense of space, whilst fitted shelves and an original cast-iron fireplace provide added visual interest. Measuring approximately 11ft by 9ft it has plenty of space for a double bed and bedroom furniture. The second double bedroom, currently used as a workspace, is a delightful dual aspect space, flooded with light from a side window and south-facing glazed doors that open onto the garden deck.

The hotel-style bathroom has large format wall tiles and is fitted with a contemporary bath with a mixer shower and glass screen, a washbasin console, tall glossy grey cabinet, and WC. A high level window provides ample daylight and ventilation.

The south-facing 30ft landscaped rear garden is a lovely, low-maintenance space, ideal for year-round use. With a raised deck adjacent to the house, an artificial turf lawn, and attractive deep gravelled beds for planting it has an open aspect and green backdrop thanks to neighbouring greenery.

WHAT ELSE?

-In addition to the local corner shop less than a minute's walk away and local shops along Leytonstone Road (7 min), the East London shopping, leisure, and entertainment hub of Stratford is within easy walking distance (15-20 min).

-Transport connections are great, with Leyton on the Central Line and Maryland on the Elizabeth Line both just over half a mile from the property - a 12-14 minute walk. -There are plenty of 'good' and 'outstanding' primary and secondary schools within easy walking distance.

-Green spaces abound in this area, from the nearby Chandos Road Gardens just a couple of minutes' walk from your door, to Drapers Field five minutes away at the end of the street, and the extensive Olympic Park less than a mile from your door.



A WORD FROM THE OWNER...

"We've lived here now for 5 years, initially renting the property before purchasing from the previous owners. We love the area and feel it's the perfect balance of quieter city living whilst being a short walk to excellent transport links as well as things to see and do. We often walk 10 minutes to the Olympic Park and love spending our weekends down at the bustling Hackney Wick, soaking up the atmosphere and discovering places to eat and drink. We love Barge East for summer drinks in the garden or their excellent "trio" roast dinner on a Sunday - we even had our wedding reception on the barge! We're also only a 15 minute walk or a short bus ride to Westfield Stratford City. Having the garden has been amazing throughout our time here. It's green, quiet and private. We love sitting out on the decking in the morning with a coffee and listening to the birds. There's a lovely community feel to the street, with lots of families and annual events. This was our ideal first home, with great commuting options into the city and equally great access to green spaces like Epping Forest. It's only an hour on the fast train too to get to the coast! We recommend this area to all of our friends looking for somewhere to live in London. Those from outside London, including the family, love paying us a visit!"

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