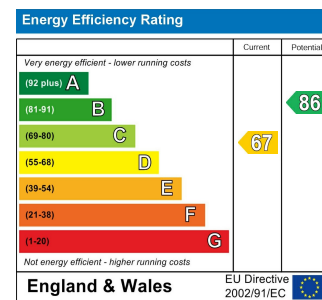
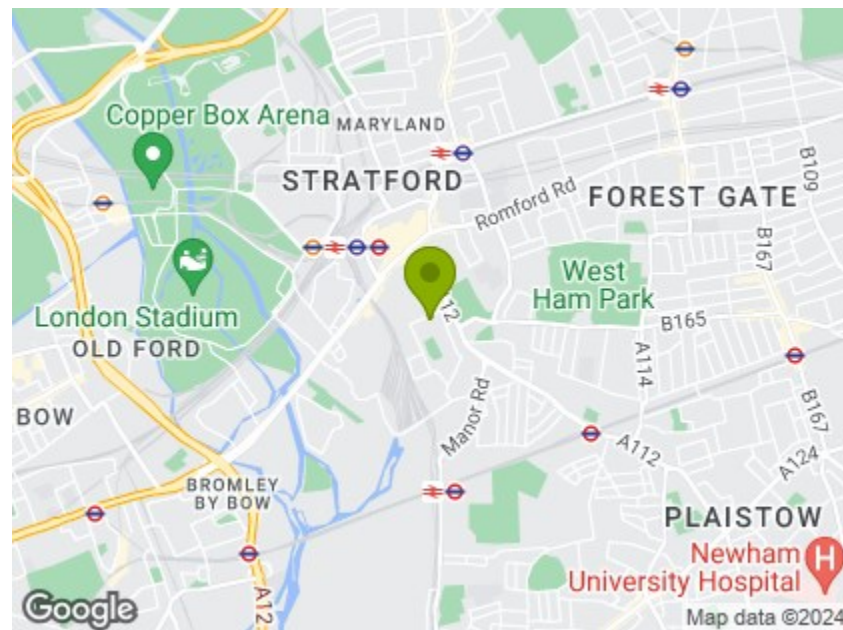


Total Area (Excluding Gym, Outdoor Storage/Utility & Outdoor WC): 82.7 m<sup>2</sup> ... 891 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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.



## MARRIOTT ROAD, LONDON

£2,500 Per Calendar Month  
 3 Bed House



### Features:

- Three Bedroom House
- Terraced with Side Access
- Modern Decor
- Plenty of Storage Throughout
- Open Plan Kitchen Diner
- Short Walking Distance to Startford
- Well Maintained Garden
- Garden Studio/Gym
- Permit Only Parking

A modern, thoughtfully presented and immaculately finished three bedroom home, handily just located a ten minute walk from central Stratford. You have a spacious garden, perfect for entertaining, and home to an impressive studio or gym space.

You're just a fifteen minute walk from Stratford station, a comprehensive transport hub with a whole host of onward underground, overground and international connections.

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 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

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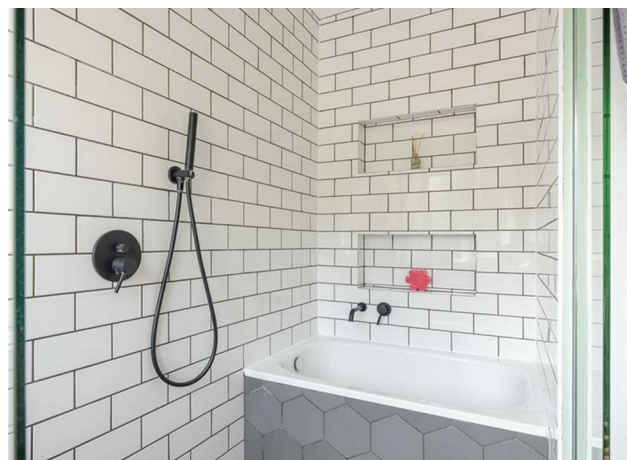
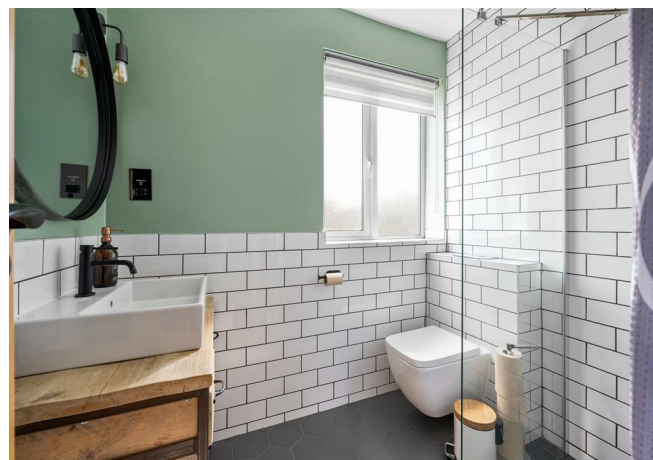
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IF YOU LIVED HERE...

Step into your large reception room to be greeted by a wealth of bright and stylish elements. Neutral white finishes and a teal accent wall combine for a fresh backdrop, complemented by light oak hardwood floors and practical fixed storage. It all flows seamlessly into the contemporary kitchen and diner, with a fusion of exposed brick and mint green walls. Matt black cabinetry and timber style worktops offer a striking contrast, with a geometrically elegant white honeycomb splashback and a charming breakfast nook completing the inviting scene.

Upstairs, you'll find three bedrooms designed in a harmonious colour palette complementing the downstairs living area. Two are spacious doubles, while the third, smaller bedroom is the perfect space for a home office. Your first floor bathroom is decked out in fashionable features, from slate grey honeycomb tiles underfoot, a natural wood countertop, and a captivating combination of split white metro tiles and mint green walls. You also have a separate rainfall shower area, and an adjacent tub. Back downstairs and your garden features a

BBQ-perfect, raised patio area and of course that unique, flexible studio space.

Outside your front door and there's so much to offer. You're located just twenty minutes on foot from Westfield Stratford City for endless shopping. Or venture a little further and you're at East Village, the former Olympic Athlete's Village now turned vibrant community hub. The Queen Elizabeth Olympic Park, twenty three minutes from your front door, spans 247 acres and is home to just about everything, from the London Aquatics Centre, to the London Stadium and Copper Box Arena. Your immediate surroundings are just as lovely, with your new local, The Abbey Tap, just a ten minute walk away and Stratford Park next door.

WHAT ELSE?

- Behind your garden gym/studio, you'll find a well appreciated outdoor storage area, complete with a WC.
- Parents will be pleased to learn that within a one mile radius of your home, there are nine schools rated 'Outstanding', by Ofsted.
- For a delicious breakfast and coffee, Sawmill, a family run cafe serving artisan coffee and decadent pastries, is just fine minutes from your front door.



A WORD FROM THE OWNER...

We love living in this house - you get full morning sun in the open-plan kitchen/diner - the layout makes it a great place to host or have family all sat around the table. We love having a gym in our back garden so you never have to queue for a squat rack! The house is on a surprisingly quiet residential street given how close you are to central London - a 25-minute cycle to the city along the CS2 (with rear access to the house for bike storage!) and Stratford station only a 10-minute walk away with Westfield right on your doorstep. Also our friendly local pub, the Escape Bar, is a 5-minute walk away - it has boardgames, video games, pub quiz nights, karaoke and comedy - and best of all, you can always get a table!

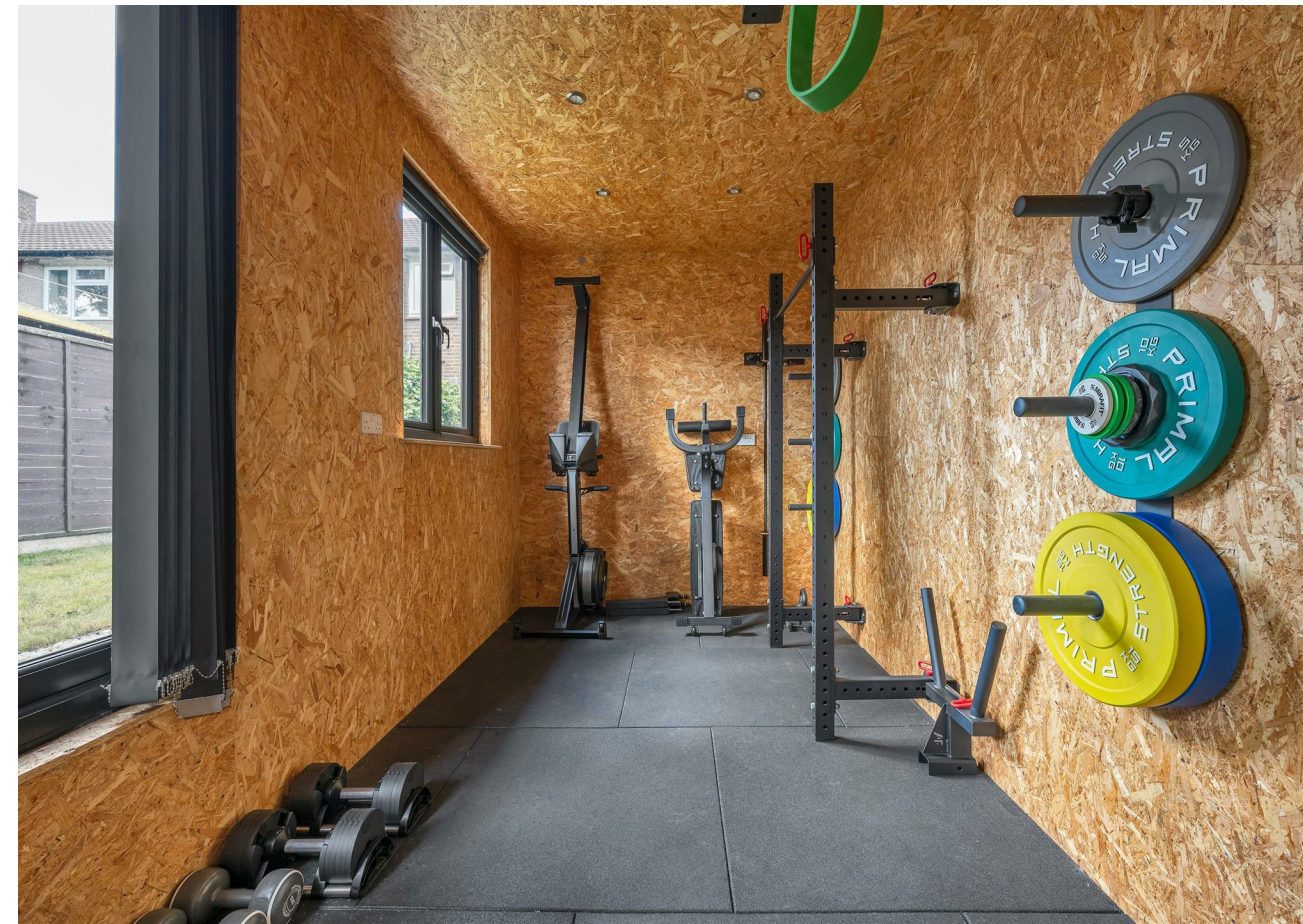
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**Reception Room**

16'11" x 11'10"

**Kitchen Diner**

16'11" x 11'11"

**Bedroom**

11'11" x 11'11"

**Bedroom**

11'11" x 11'11"

**Bedroom**

8'0" x 8'11"

**Bathroom**

6'7" x 8'7"

**Gym**

7'10" x 16'8"

**Outdoor Storage**

**Outdoor WC**

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