

Kitchen/Lounge/Diner  
16'4" x 29'7"

Bedroom  
11'4" x 16'10"

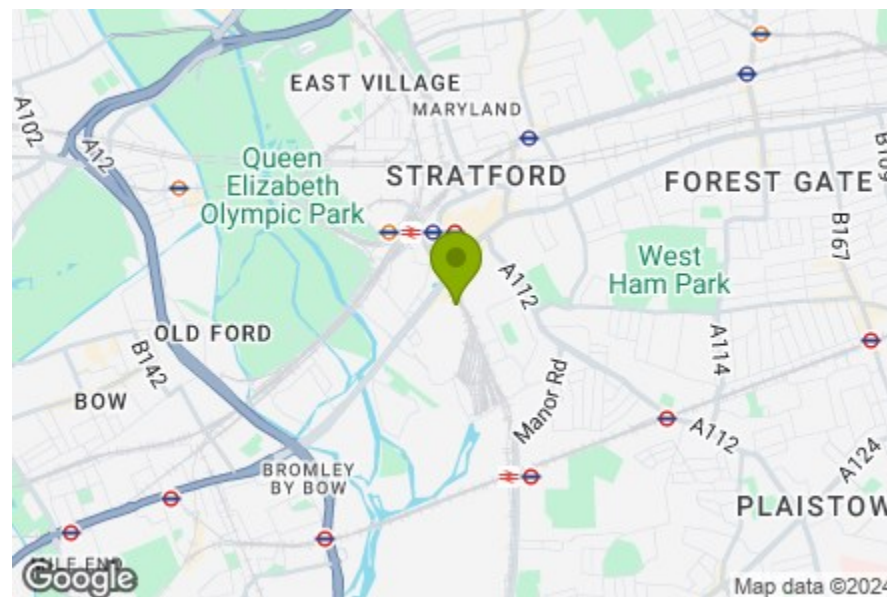
Bathroom  
5'9" x 8'5"

Bedroom  
9'6" x 17'10"

Balcony

Total Area (Excluding Balcony): 80.5 m<sup>2</sup> ... 866 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		75	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BURFORD ROAD, STRATFORD

### Offers In Excess Of £450,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Sliding Walls for Flexibility of Use
- Close to 900sq ft
- Open Plan with Kitchen Reception and Dining Areas
- Private Balcony
- Moments to Stratford Station
- A Short Walk to the Olympic Park

Perfectly positioned in Stratford, a short walk to the iconic Olympic Park, this two-bedroom apartment has been beautifully designed inside and out.

As well as the stylish interiors, there's a large private balcony, an open plan living area and brilliantly convenient sliding walls for flexibility of use. Modern living at its very best.

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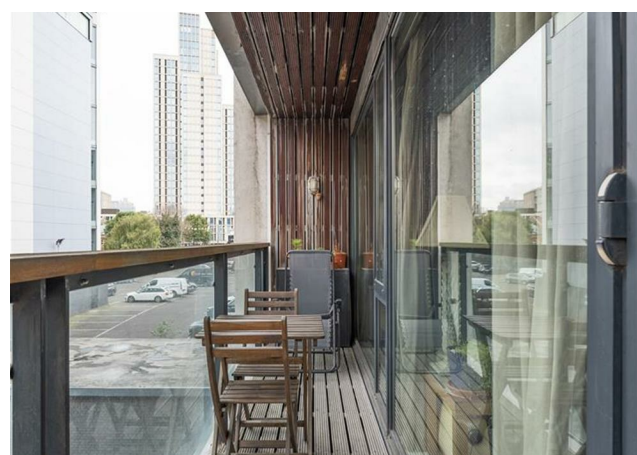
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#### IF YOU LIVED HERE...

Spread out over almost 900 square feet, you'll be amazed by the sheer scale of this home, which the cleverly designed sliding walls further contribute to. In the living area, the contrast colour scheme gives a subtle nod of separation between the different spaces without impacting on the flow of light. It's all beautifully bright thanks to the generous balcony glazing. The kitchen area is sleek and modern, with smart units, integrated appliances and a breakfast bar, another clever way of dividing up the space while maintaining the open plan feel.

Both bedrooms are doubles with more thoughtful decor, while the bathroom is spectacular, with both a tub and walk-in shower. There's plenty of storage space throughout, including convenient built-in cupboards in the open-style hallway.

You'll love relaxing on your spacious second floor balcony, which flanks one side of the apartment, but it'll be even more fun exploring your neighbourhood on foot, particularly the expansive grounds of the Olympic Park. The winding pathways are perfect for strolling, but if you're feeling more active you'll be

delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre. You've even got a few international bucket list destinations on your doorstep; the ABBA Arena and the ArcelorMittal Orbit.

As for food and drink, you're spoilt for choice, with options ranging from the top quality chains found around Westfield to the hidden gems found around Stratford's Market Village.

#### WHAT ELSE?

- Just seven minutes away on foot, you'll find the incredibly well-connected Stratford station, which is on the Elizabeth line, Central line, Jubilee line, Overground and DLR. There's a great selection of bus routes, too.
- New local? How about the Abbey Tap, a craft beer specialist five minutes away on foot.
- There are some great schools in the area, for both primary and secondary ages, while the Olympic Park is packed with child-friendly activities - and the delightful Discovery Centre is right on your doorstep.



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

"We have loved living here for the last 8 years and frequently go for walks in the area; along the canal-side to Three Mills Island which feels like it's miles outside of the city, West Ham Park with the picturesque rose gardens, and the Olympic Park itself, all of which are right on our doorstep. We also regularly use the nearby sports facilities like the Olympic pool and local bouldering gym. The area has some great local gems for food and drink such as the Sawmill cafe, Darkhorse restaurant and Jim & Tonic and we're also really close to Hackney Wick where Barge East is a particular favourite. When we're not out and about, we love entertaining and having a large dining space allows us to share our love of food with many friends. The flexibility of the flat has really come in useful, the large sliding doors let us close off a bedroom to work in or open up to enlarge the living space. Being on this side of the building we get great afternoon and evening sun and the balcony is a perfect place to unwind."

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