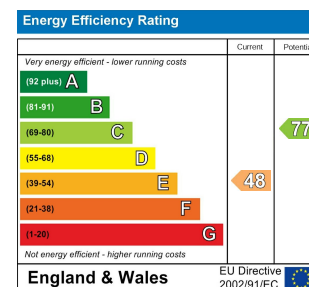


Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>

All measurements are approximate and for display purposes only

- Hallway  
6'10" x 4'10"
- Reception Room  
15'10" x 11'3"
- Kitchen  
8'5" x 8'7"
- Bedroom  
12'8" x 11'3"
- Bedroom  
9'1" x 6'11"
- Bathroom  
6'10" x 5'4"



## CARNARVON ROAD, STRATFORD

### Offers In Excess Of £280,000 Leasehold 2 Bed Flat



#### Features:

- Purpose Built Apartment
- Two Bedrooms
- Second Floor
- Well Presented
- Close to Maryland Elizabeth Line Station
- Communal Gardens
- Short Walk to West Ham Park
- Chain Free

This second-floor apartment combines the ease of modern design with a setting that feels both welcoming and well connected. Offering two comfortable bedrooms and light-filled living areas, it sits within a purpose-built development surrounded by communal gardens that enhance the sense of space. Thoughtfully presented throughout, the home is ready to enjoy from the moment you arrive. With Maryland's Elizabeth Line station close by and West Ham Park just a short walk away, it brings together convenience, greenery and a desirable lifestyle in one.

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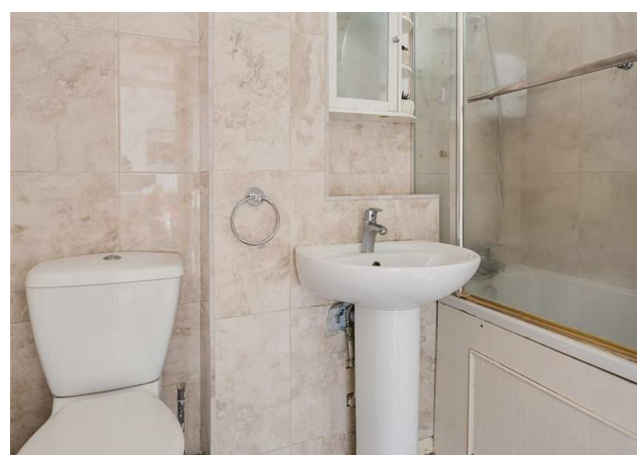
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#### IF YOU LIVED HERE...

This home is surrounded by mature greenery that softens the outlook and provides a sense of privacy. Residents benefit from off-street parking, with spaces positioned around the building and shaded by established trees, while the communal grounds add to the welcoming setting. Inside, a central hallway links each of the rooms and incorporates a useful built-in storage cupboard. The reception room is generously proportioned, its wide window drawing in natural light and creating a warm, open space well suited for both relaxing and entertaining. Wood flooring and a neutral finish provide a flexible backdrop, ready to be adapted to personal taste. The separate kitchen offers a practical layout with fitted cabinetry and tiled finishes, complemented by a window that brightens the space and frames views across the neighbouring rooftops. The bathroom includes a bath with overhead shower and a window, combining everyday function with scope for updating. From here, you'll find two well-proportioned bedrooms. The larger bedroom provides a restful retreat, complete with fitted wardrobes that maximise storage while maintaining clean lines. A leafy outlook enhances the sense of calm, and the understated décor makes it easy to style the room to individual taste. The second bedroom, meanwhile, benefits from a bright

aspect and versatile proportions, making it equally suitable as a guest room, home office, or creative studio. Together, the spaces form a well-balanced home, ready to be finished in your own way. The neighbourhood blends open green space with a lively cultural edge. West Ham Park provides sweeping lawns and leafy avenues, perfect for unwinding or enjoying time outdoors, while the Queen Elizabeth Olympic Park offers striking gardens, tranquil waterways and a calendar of cultural highlights. Under the nearby railway arches, independent gems like Joyau and Ramble Café bring a relaxed, creative atmosphere. And for a richer mix of dining, nightlife and shopping, Westfield Stratford is close at hand, where stylish cafés, vibrant bars and world-class retail sit side by side.

#### WHAT ELSE?

Maryland station, less than ten minutes away, offers fast and direct journeys into central London and across to Heathrow. For even greater connectivity, Stratford station can be reached in just over fifteen minutes, linking Underground, Overground, DLR and national rail services. Together, these hubs make travel across the capital and further afield straightforward, while also placing Stratford's growing selection of shops, restaurants and leisure venues within easy reach.



#### A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies.

Gordon Ramsay's Bread street Kitchen, would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON  
E11 ASSISTANT BRANCH MANAGER

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