



Total Area: 110.1 m² ... 1185 ft²

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.

Reception
12'10" x 22'6"

Kitchen/Diner
16'4" x 22'6"

WC

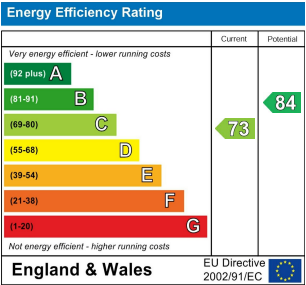
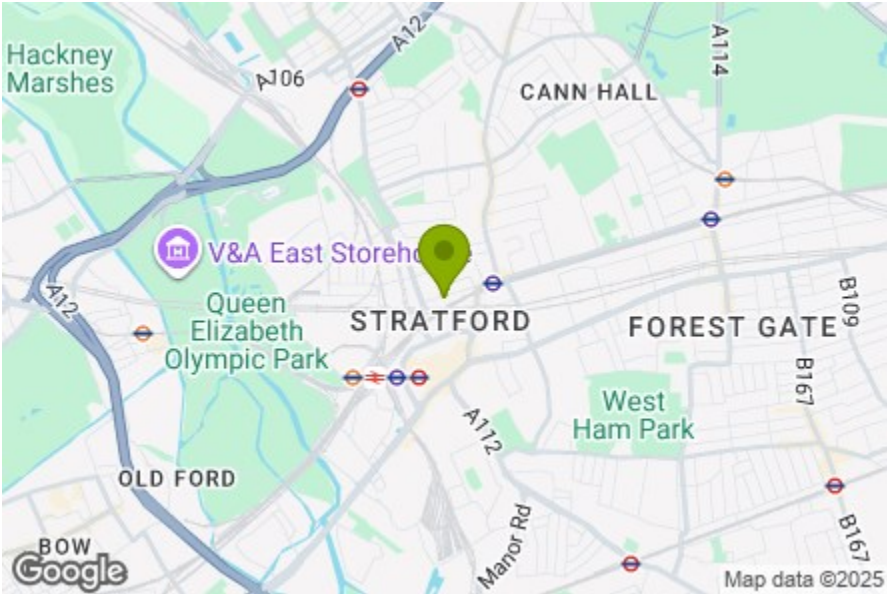
Storage

Bedroom
11'7" x 10'6"

Bedroom
11'1" x 12'0"

Bathroom
5'4" x 7'6"

Garden
64'7" x 18'4"



WINDMILL LANE, STRATFORD

Offers In Excess Of £820,000 Freehold 2 Bed House



Features:

- Two Bedroom Georgian Townhouse
- Beautifully Finished & Presented
- Landscaped South Facing Garden
- Close to Maryland Station
- Open Plan Kitchen-Diner
- Period Features Throughout
- Spanning Over Three Floors
- Short Walk to Westfields & Olympic Park

This elegant two bedroom Georgian townhouse spans three floors and blends historic character with modern comfort. Inside, period features are thoughtfully retained, complementing the beautifully finished interiors. An open-plan kitchen and dining area creates a welcoming heart to the home, while outside a landscaped south-facing garden provides an inviting retreat. Perfectly positioned for ease of living, it sits within easy reach of Maryland Station, with Westfield and the Queen Elizabeth Olympic Park also just a short walk away.

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0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

Your new home makes a striking first impression, its red brick façade framed by crisp white detailing and tall sash windows with shutters. An arched doorway, wrought iron railings and a neat front garden complete the welcome, while the deep-toned front door with brass accents hints at the character within.

Inside, the hallway introduces a warm flow, with wood flooring and a soft runner guiding the eye up the staircase. Daylight from the half-landing sash window brightens the approach, which connects gracefully to the rooms beyond. The reception runs the full depth of the house, its dark walls creating a dramatic backdrop for the shuttered sash windows. Natural floorboards and a brick fireplace framed with a painted surround add richness and depth, making this equally suited to lively entertaining or quiet evenings.

On the lower ground floor, the kitchen and dining room combine generous proportions with refined finishes. Pale timber cabinetry lines one wall, while full-height glazed doors extend the living area outdoors. The adjoining shower room continues the smart design with stone-toned tiling.

The south-facing garden is a highlight, unfolding across tiered levels. A paved terrace by the kitchen is perfect for dining, steps lead to landscaped beds, and a decked

retreat nestles among greenery, offering a tranquil spot to enjoy the sun.

Upstairs, the first bedroom features a period fireplace, sash window with shutters and built-in storage, while the second is airy and calming with mirrored wardrobes enhancing the sense of openness. A contemporary bathroom and bright landing complete this restful upper floor.

Step outside and you'll find yourself surrounded by some of East London's most dynamic destinations. Westfield Stratford is close at hand, bringing together high-street favourites, designer stores and refined dining, including Caffè Concerto and The Cow pub, both well regarded for their welcoming atmosphere and reliable classics. Just beyond, Bread Street Kitchen, Bar & Rooftop by Gordon Ramsay adds a sophisticated option, serving modern European dishes in a stylish setting with a terrace overlooking Stratford. For green open space, the Queen Elizabeth Olympic Park stretches out with sweeping parkland and waterways, as well as world-class sporting venues and cultural attractions to enjoy at leisure. Whether it's a quiet stroll, a cycle ride, or discovering one of its many events, the park offers something for every pace of life. A little further on, Hackney Bridge Food Court provides a vibrant riverside hub of independent kitchens, bars and creative studios.

WHAT ELSE?



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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