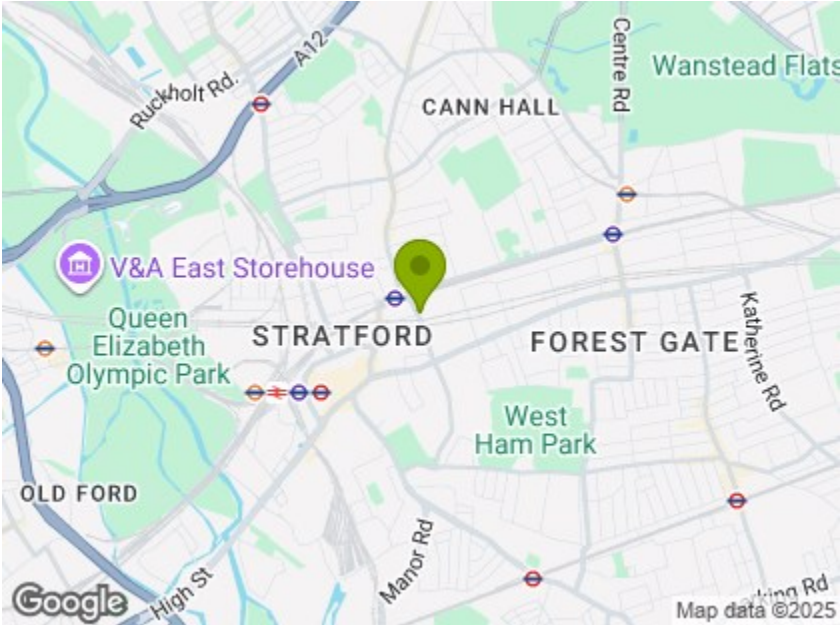




First Floor

Total Area: 83.5 m² ... 898 ft² (excluding terrace)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



WATER LANE, LONDON

£2,300 Per Calendar Month
2 Bed Flat



Features:

- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen
- Newly Built
- Modern Decor
- Located on First Floor
- Private Terrace
- 12 Months Minimum Tenancy
- No Parking Available

A stylish two bedroom, two bathroom, first floor apartment with a huge open plan kitchen and reception room opening onto an expansive private terrace. Outside you'll find swift transport links to the City moments from your front door.

At the end of your road, only three minutes away on foot, you'll find Maryland station and the speedy Elizabeth line, with direct services to Liverpool Street in eleven minutes and connections to Heathrow Airport in fifty two.

REQUEST A VIEWING
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

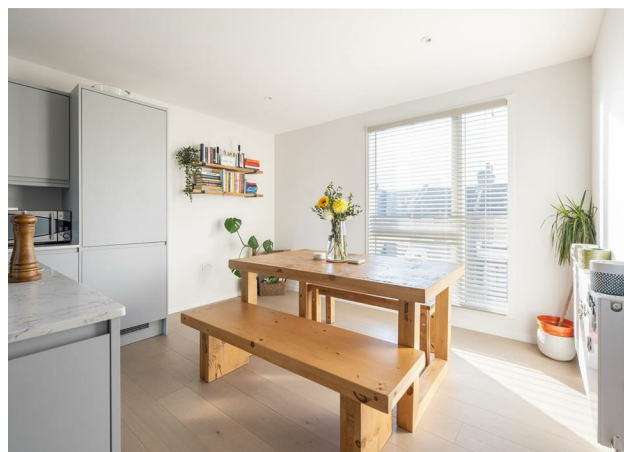
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Your first floor apartment sits within a smart modern development – step inside for your enormous, 400 square foot kitchen, diner and reception room at the end of the welcoming entrance hall. A dramatic, marble topped chef's island is home to your electric hob and extractor hood, while seamless dove grey cabinets line the kitchen area. Pale hardwood flooring flows throughout the entire, dual aspect space, light spilling from the French doors leading onto your private terrace, overlooking a handsome, split level communal garden.

Both double bedrooms are generous doubles, one currently in use as a spacious home office. Your principal bedroom is carpeted in soft pale grey and has its own luxurious, en suite bathroom, with a complete modern white suite, oversized marbled wall tiles and a slim rainfall shower over the tub. Your family bathroom is just as sleek and complete, finished in a darker, smoky grey and with a chrome heated towel rail.

A ten minute stroll takes you out into the open green meadows and outdoor sports facilities of West Ham Park. A great place to walk, run or cycle with plenty of scenic resting points, including the bandstand, wildflower meadow and ornamental garden. There are many great pubs nearby but we'd recommend making The Abbey Tap your new local. As well as being craft beer specialists, they offer a delicious varied menu and won the 2023 MIDAS award for Best Bottomless Brunch. It's also just a stone's throw from Stratford station so, if you don't fancy the ten minute walk, it's just one stop on the Elizabeth line from Maryland.



WHAT ELSE?

- Step inside the exposed brick, rustic interior of Kotch! to sample authentic Italian pasta and stone baked pizza. If you want to add an extra social element to your dining experience then you can sign up for one of their pizza making classes.
- Even closer to home, just five minutes from your front door, you'll find Thai Pie. A fantastic restaurant that offers mouth watering, incredible Thai cuisine and relaxed, intimate vibes.
- At either end of your street you'll find Forest Lane and Romford Road, both vibrant thoroughfares with great shops and essential amenities. Forest Lane is also home to a lovely park with a small lake and dipping pond.

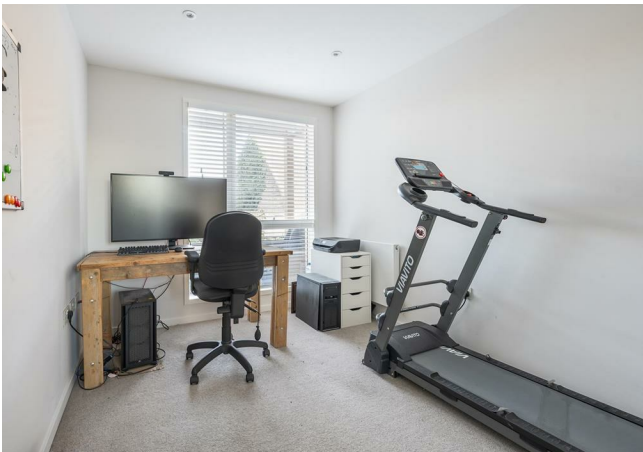
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Kitchen / Reception Room

33'0" x 12'4"

Bedroom

13'8" x 8'7"

Bedroom

15'2" x 8'6"

Ensuite

6'10" x 6'3"

Bathroom

7'10" x 6'4"

Hallway

Terrace

21'7" x 6'6"



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