



Reception Room
25'5" x 10'3"

WC

Kitchen/Diner
22'7" x 10'5"

Bedroom
13'6" x 13'4"

Bedroom
11'6" x 8'3"

Bathroom
7'4" x 5'1"

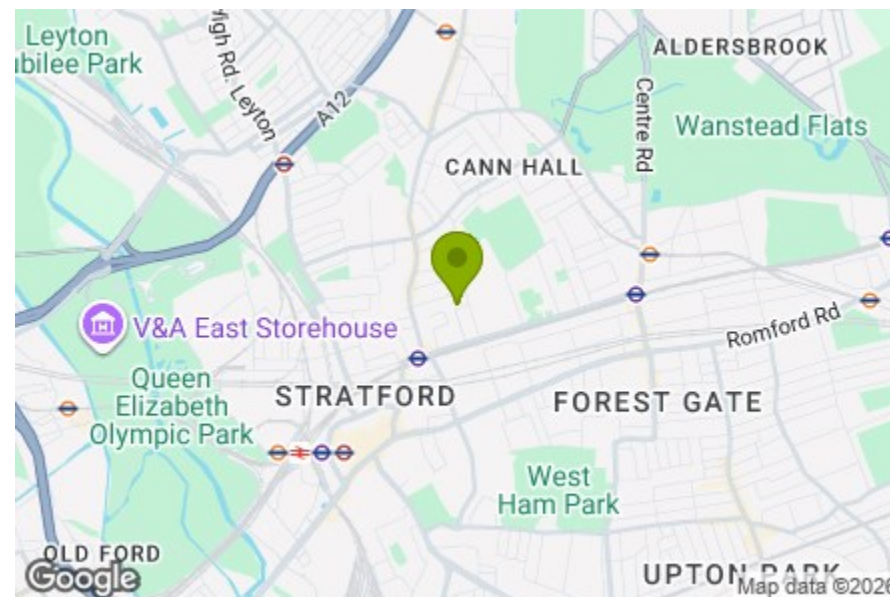
Bedroom
14'3" x 10'6"

Bedroom
12'11" x 12'0"

Shower Room
5'2" x 5'2"

Bedroom
10'11" x 8'8"

Garden
26'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	74	
(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	



ALBERT SQUARE, STRATFORD

Offers In Excess Of £775,000 Freehold
5 Bed House



Features:

- Victorian Terrace House
- Five Bedrooms
- Two Bathrooms & Downstairs WC
- Close to Maryland & Forest Gate Station
- Extended Kitchen-Diner
- Cellar
- Landscaped Rear Garden
- Double Glazed Sash Windows & Plantation Shutters
- Quiet Residential Street
- Exposed Wooden Floors

This substantial Victorian terrace blends period heritage with five well-proportioned bedrooms arranged over three floors, making it a strong option for growing households or those needing flexible space for working from home. The home is freehold and presented in good decorative order, allowing a buyer to move straight in. An extended kitchen and dining room creates valuable additional living space, while three bathrooms serve the home comfortably across the floors. Within easy reach of Maryland Station, the location also suits commuters wanting strong transport links.

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IF YOU LIVED HERE...

An appealing frontage with double bay windows and decorative arches gives the house a striking first impression. Step inside and the sense of character continues, with original floorboards underfoot and a handsome staircase rising through the hallway. The main reception room stretches comfortably from front to back, its bay window drawing in plenty of daylight and giving the room a refined feel. With eye-catching fireplace detail and generous proportions, it suits everything from quiet evenings to entertaining. A discreet ground-floor WC adds everyday convenience, while to the rear, the kitchen and dining room forms a spacious, sociable setting for daily life. Skylights overhead and bi-folding doors to the garden bring clarity, and the layout works easily for busy mornings, family meals and relaxed gatherings. Outside, the garden offers a secluded retreat, framed by mature planting and a central lawn, with a pergola-covered seating area ideal for outdoor dining or unwinding. Upstairs, the first floor provides three well-proportioned bedrooms, including a generous front room with built-in wardrobes and a bay window, alongside a rear bedroom enjoying

windows on two sides and an open, airy feel. The family bathroom is finished with dark tones, classic tiling and patterned flooring for a confident look. The top floor adds two further bedrooms and a stylish shower room with a contemporary finish, creating flexible space for family life, guests, or working from home. The surrounding area offers a varied local scene with independent spots, green spaces and popular destinations. Nearby, the Forest Gate Railway Arches are home to places such as Ramble Café and Joyau, ideal for brunch or evening drinks. Westfield offers shopping, dining and rooftop hangouts, while Drapers Field and Queen Elizabeth Olympic Park provide space for walking and waterside time, balanced by the open stretches of Wanstead Flats in the opposite direction. There are also excellent schools nearby, including the outstanding Earlham Primary School just a ten-minute walk away.

WHAT ELSE?

Commuting is straightforward with Maryland Station a seven-minute walk away, linking you quickly into central London and Stratford. Numerous bus routes also serve the area, offering easy options for daily travel and getting around the city.



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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