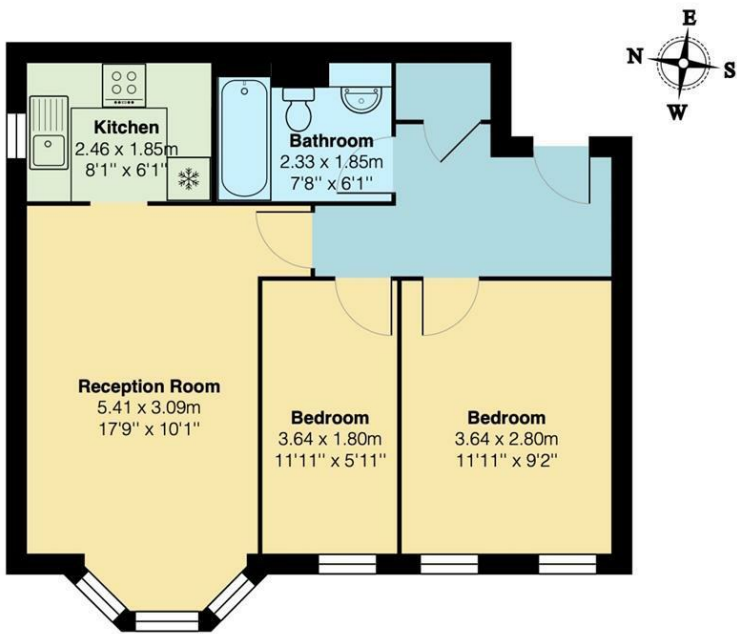




Ground Floor

Total Area: 50.4 m² ... 543 ft²

All measurements are approximate and for display purposes only

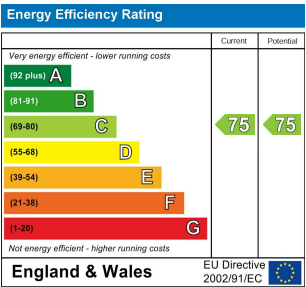
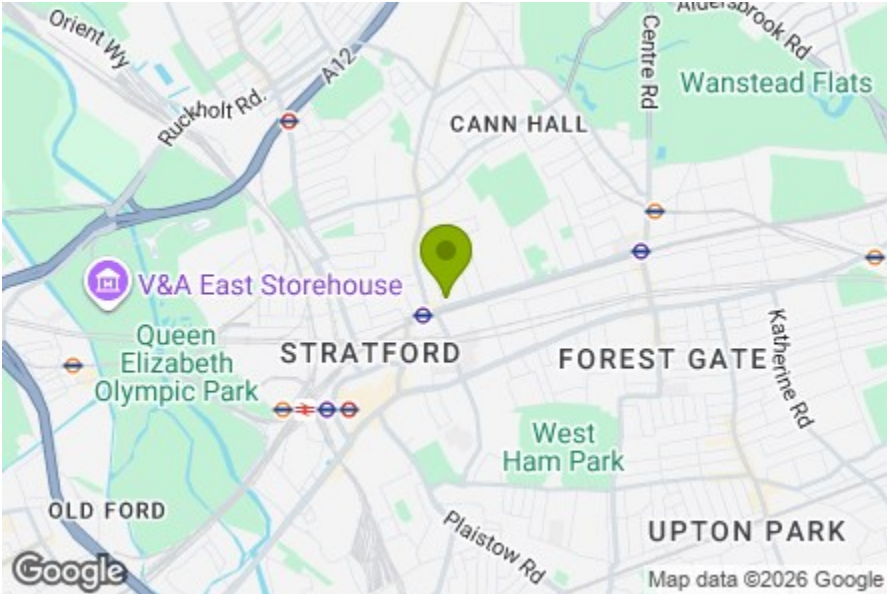
Reception Room
17'8" x 10'1"

Kitchen
8'0" x 6'0"

Bedroom
11'11" x 5'10"

Bedroom
11'11" x 9'2"

Bathroom
7'7" x 6'0"



MARYLAND PARK, NEWHAM

Offers In Excess Of £300,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor
- Share of The Limited Company Owning The Freehold
- Stones Throw to Maryland Station
- Low-Rise Development
- Gated Off Road Parking
- Quiet Residential Street
- Modern Kitchen & Bathroom
- Communal Gardens

Set on a quiet residential street just moments from Maryland Station, this well-presented two bedroom ground floor apartment offers a connected East London lifestyle. Occupying a place within a low-rise development with gated off road parking, communal gardens and a share of the limited company owning the freehold, the gated car park is monitored by CCTV and the apartment is available with no onward chain, making it ideally placed for Stratford, the Queen Elizabeth Olympic Park and the Elizabeth line.

REQUEST A VIEWING
0203 397 2222

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E4 & N17
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IF YOU LIVED HERE...

Step inside and a central hallway connects every room, creating a practical layout for day-to-day living. Straight ahead, the bright reception room stretches across the rear of the apartment, with a wide bay window drawing in natural light. There's ample space for comfortable seating and a dining table, while neutral décor and warm wood flooring give the room a calm feel.

Just off the reception room, the modern kitchen is fitted with cream cabinetry, dark worktops and integrated cooking appliances. The contemporary bathroom sits nearby and is finished with stone-effect tiling, a full-sized bath with shower above, chrome fittings and built-in storage. Both bedrooms sit to the front of the apartment. The larger room is a comfortable double with mirrored fitted wardrobes, while the second bedroom offers flexibility as a guest room or home office. Outside, residents enjoy communal gardens and the CCTV-monitored gated off road parking, all within a peaceful development that feels tucked away despite its excellent location. Viewing is essential to fully appreciate

everything this home has to offer.

WHAT ELSE?

- Maryland Station is a short stroll away, with Elizabeth line services providing swift connections to Liverpool Street, the West End, Canary Wharf and Heathrow.
- Stratford is within easy walking distance, offering Westfield Stratford City, the Queen Elizabeth Olympic Park, East Bank's cultural venues and a wide choice of cafés, restaurants and entertainment.
- Queen Elizabeth Olympic Park and West Ham Park are both close by, while Maryland Primary School and Colegrave Primary School are well-regarded local options.



WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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