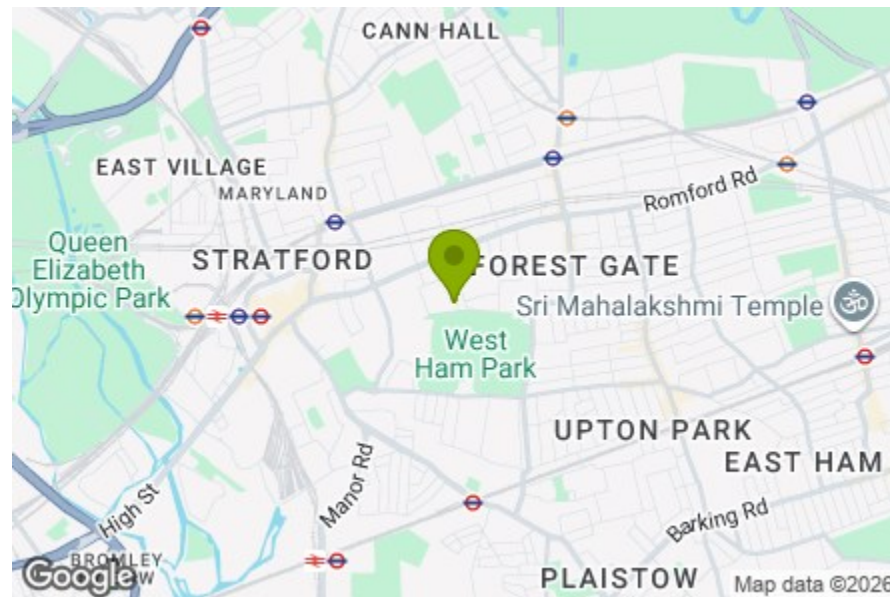


- Reception Room  
11'4 x 13'3
- Kitchen  
8'11 x 5'6
- Bedroom  
9'3 x 11'4
- Bedroom  
7'7 x 10'5
- Bathroom  
9 x 7'4
- Cellar  
4'9 x 22'5
- Garden  
15'8 x 15'8

Total Area: 53.2 m<sup>2</sup> ... 572 ft<sup>2</sup> (excluding garden, cellar)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



## BOLTON ROAD, STRATFORD

Offers In Excess Of £400,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Ground Floor
- Private South West Facing Garden
- Well Presented Throughout
- Bright Bay Fronted Reception
- Modern Bathroom And Kitchen
- Cellar
- Desirable Location Moments From West Ham Park

A well-presented two bedroom ground floor flat, moments from West Ham Park and well placed for the energy and convenience of Stratford. You've got the wide-open space of the park close by, while Stratford, Maryland, and the best of E15 are all within easy reach, making this a well-placed home for day-to-day life.

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#### IF YOU LIVED HERE...

The bright bay fronted reception gives the home a warm and welcoming focal point, with plenty of natural light and a comfortable sense of proportion. Elsewhere, the flat is well presented throughout, with a modern kitchen and bathroom bringing a clean, practical finish.

Both bedrooms are well sized, and the overall feel is easy and well considered, with a layout that works neatly for everyday living. Being on the ground floor adds to that sense of ease, while the private southwest facing garden is a real draw, catching the light later in the day and giving you a peaceful outdoor spot to settle into across the warmer months.

It is the setting that really rounds things off. West Ham Park is close enough to become part of your daily rhythm, whether that means a morning walk, tennis at the weekend or simply more room to breathe.

#### WHAT ELSE?

West Ham Park is just around the corner, with open green space, free activities and tennis courts adding something special to the neighbourhood.

Maryland Station is nearby for the Elizabeth line, while Stratford connects you to the Central and Jubilee lines, DLR, Mildmay line and more.

Stratford has plenty to keep close at hand, from Westfield Stratford City's shops and restaurants to East Bank and Theatre Royal Stratford East for culture and evenings out



#### WORD FROM THE OWNER...

"The last 9 years in the flat have been wonderful, but our family has grown since we have been here, so we are looking to upsize - but stay in the area. The neighbourhood here has a fantastic community, and we have made so many friends from neighbours. When we viewed the flat we could see the potential, but the biggest selling point was the proximity to West Ham Park - it's used by everyone in the community and used all year round! The recent addition of Tamping Grounds coffee shop around the corner has made us love the area even more. We feel incredibly lucky to have lived here and we hope the next owners enjoy it as much as we have."

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