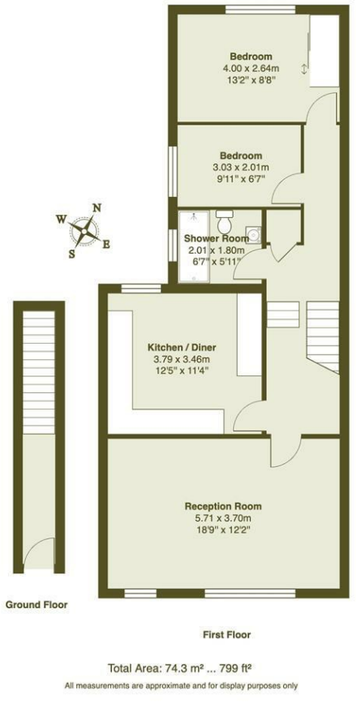


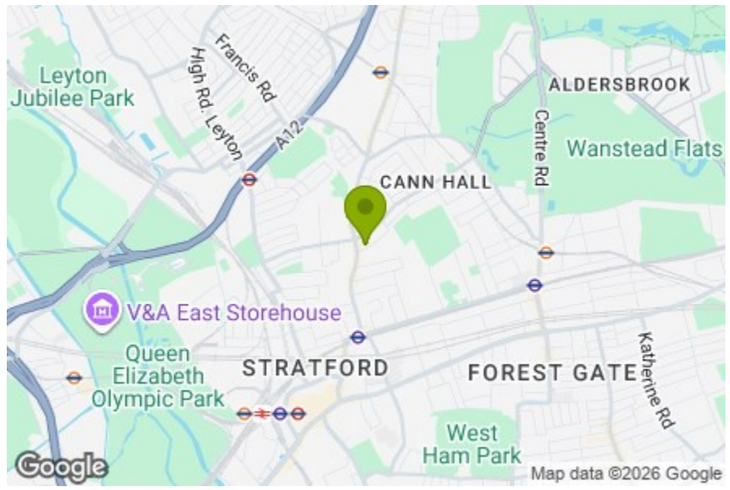
Reception Reception
18'8" x 12'1"

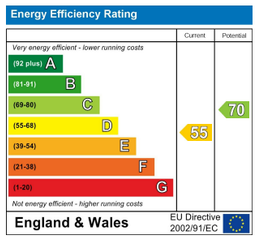
Kitchen/Diner
12'5" x 11'4"

Shower Room
6'7" x 5'10"

Bedroom
9'11" x 6'7"

Bedroom
13'1" x 8'7"





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BORTHWICK ROAD, STRATFORD

Offers In Excess Of £325,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Flat
- First Floor
- Own Front Door
- Good Decorative Order
- Window Shutters Throughout
- A Short Walk to Wanstead Flats
- Close to Maryland and Stratford Stations

This well-presented two-bedroom first-floor apartment offers generous proportions, thoughtfully arranged interiors and its own front door. Set on a residential street in Stratford, it's within easy reach of Maryland and Stratford stations, with independent cafés, local shops and Wanstead Flats nearby.

REQUEST A VIEWING
0203 397 2222

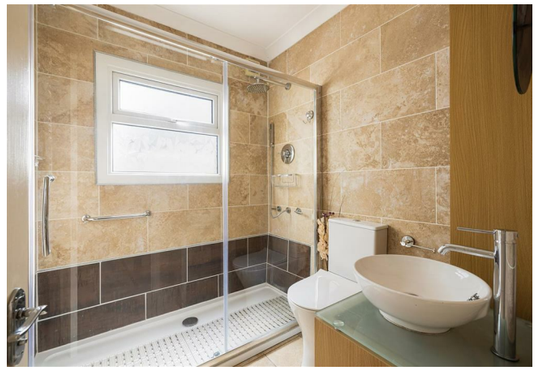


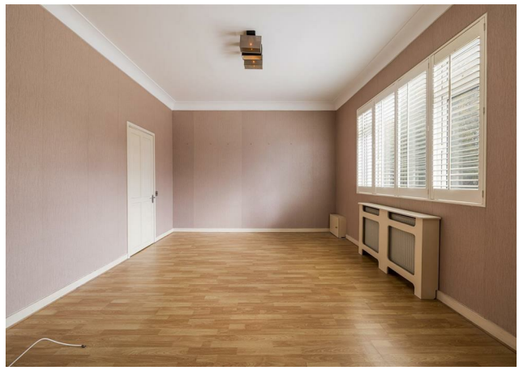












IF YOU LIVED HERE...

Step through your own front door and head upstairs, where a welcoming hallway connects the rooms of this 799 sq ft home. The reception room is particularly generous, with warm wood-effect flooring, neutral walls and windows dressed with crisp white shutters. There's space to create distinct lounging and dining areas, making it suited to quiet evenings and entertaining friends. Along the hallway, the separate kitchen/diner brings a touch of colour with its pale sage cabinetry, complemented by practical worktops, tiled flooring and room for a dining table.

Both bedrooms are positioned away from the main living spaces, offering extra peace and privacy. The principal bedroom is a comfortable double with fitted wardrobes, while the second provides flexibility for guests, a home office or a nursery. Window shutters continue throughout, lending the rooms a considered finish, while the shower room features warm stone-effect tiling, a contemporary countertop basin and a shower enclosure. Well maintained throughout, this is a home with room to settle in and make your own.

WHAT ELSE?

-Wanstead Flats is a short walk away, offering open grassland, leafy walking routes and space for morning runs, weekend strolls or a picnic when the sun comes out.
-Stratford has plenty to explore, from the independent cafés and shops around Maryland to the restaurants, shopping and entertainment at Westfield Stratford City. Queen Elizabeth Olympic Park is another local favourite for waterside walks and green space.
-Maryland Station provides Elizabeth line connections across London, while nearby Stratford Station offers Central and Jubilee line services, the DLR, Overground and National Rail, making journeys into central London and beyond convenient.



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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