8th Floor

Total Area: 56.4 m² ... 607 ft² (excluding balcony)

All measurements are approximate and for display purposes only

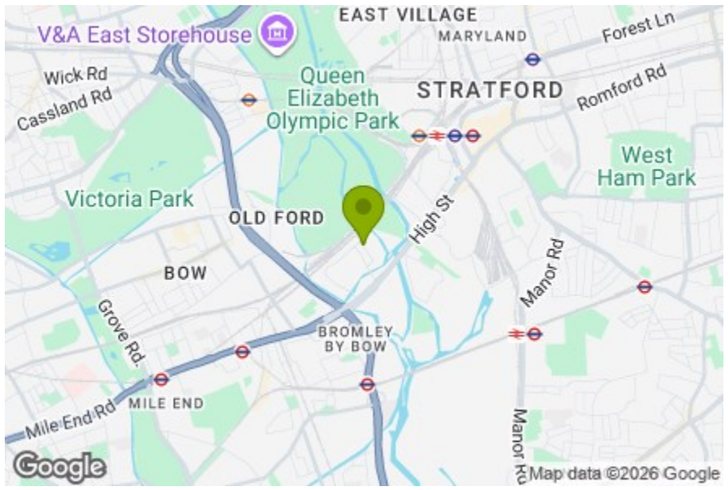
Kitchen / Dining / Reception Room
17'1" x 17'1"

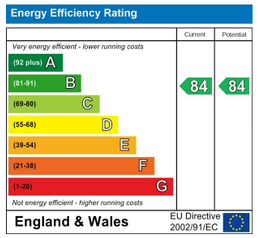
Balcony
3'7" x 14'8"

Bedroom
12'5" x 13'6"

Bathroom
7'2" x 6'11"

Storage





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10 MARSHGATE LANE, STRATFORD

Offers In Excess Of £375,000 Leasehold

1 Bed Apartment

Features:

- Eighth Floor Apartment
- One Double Bedroom
- South Facing Balcony
- Close to Pudding Lane Station
- Communal Gardens
- Close to Olympic Park
- Canal Views
- Built in Wardrobes

A spacious 607 sq ft one-bedroom apartment at £375,000, offering excellent value at approximately £618 per sq ft — around £25,000 less than newer local developments. Set on the eighth floor of a contemporary development in Stratford, this beautifully presented one bedroom apartment pairs bright, thoughtfully finished interiors with far-reaching canal views and a south facing balcony. Moments from Queen Elizabeth Olympic Park and well connected for the City and beyond, it's perfectly placed for making the most of one of East London's most exciting neighbourhoods.

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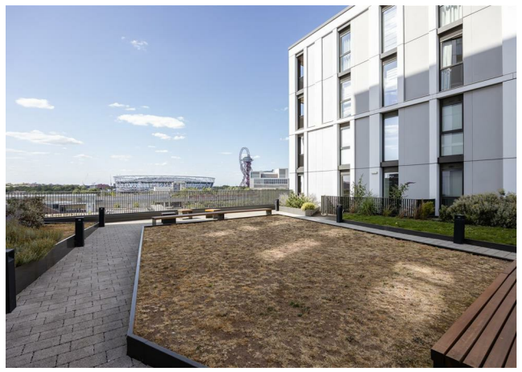

IF YOU LIVED HERE...

Step inside and you're welcomed by a generous hallway with useful built-in storage before the apartment opens into a wonderfully light-filled open plan kitchen and living space. Large windows and glazed doors frame the skyline and canal views, while the south facing balcony extends the room beautifully, creating a lovely spot for a morning coffee or an evening drink. The kitchen is sleek and contemporary, with integrated appliances, plentiful storage and a clean, understated finish that sits comfortably alongside the spacious living and dining area.

The double bedroom is calm and inviting, with built-in wardrobes providing excellent storage while keeping the room feeling uncluttered. Across the hall, the bathroom is finished in soft neutral tones with a bath and overhead shower, wall-hung vanity unit and modern fittings. Throughout the apartment, the décor is fresh and cohesive, allowing the abundance of natural light and impressive outlook to take centre stage. Residents also enjoy access to well-kept communal gardens, while the nearby parkland, waterways and walking routes make it easy to spend time outdoors whenever the mood takes you.

WHAT ELSE?

· Stratford Station is within easy walking distance, offering Central, Jubilee, Elizabeth, DLR, Overground and National Rail services, making journeys across London remarkably straightforward.
· Queen Elizabeth Olympic Park is on your doorstep, with beautiful parkland, riverside walks, the London Aquatics Centre, Lee Valley VeloPark and the iconic ArcelorMittal Orbit all close by.
· Stratford's vibrant neighbourhood has plenty to explore, from the independent food and drink at Hackney Bridge and the canalside cafés of Here East to the shops, restaurants and entertainment at Westfield Stratford City.

A WORD FROM THE OWNER...

"I've lived in Stratford for a decade, and in this flat for five years. The location is genuinely unbeatable. Travel links are some of the best in London. It's a 1-minute walk to Pudding Mill Lane DLR (30 seconds to Stratford), and a 15-minute walk to Stratford Station, which connects you to almost every train line in the city. I bought the flat brand new, so it's still modern and in great condition. At 607 sq ft, it is very spacious. The south-facing balcony catches both morning and afternoon sun, with amazing London skyline views! The building has a warm, dog-friendly community and a service charge well below the London average. Day-to-day convenience is unmatched. There's a large, high-end international supermarket directly opposite, a large Tesco Superstore 20 minutes on foot, and Westfield (Europe's largest shopping centre), right on your doorstep. The area has the best of East London. Victoria Park, with its village pubs and restaurants, is a short walk away. Hackney Wick offers brilliant canalside nightlife, coffee shops, and unbeatable summer energy. The Olympic Park is close by too, with beautiful walks and world-class facilities like the Aquatic Centre, Olympic Stadium, and Velodrome. It's probably got the best Deliveroo options in the country too! Truly, a fantastic place to live."

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