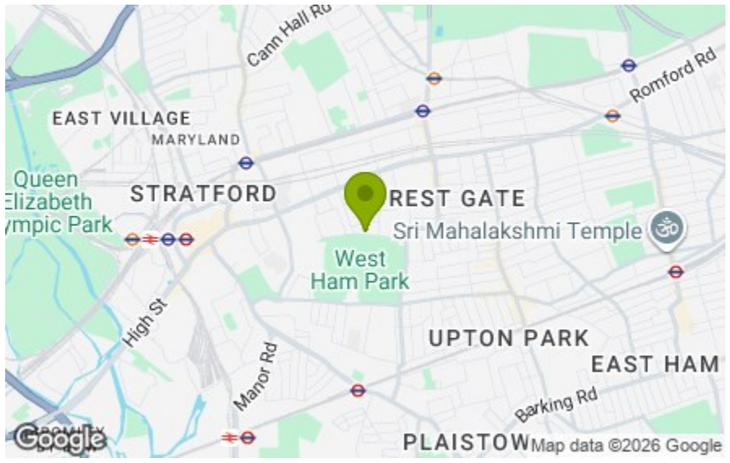
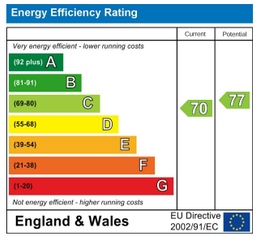


Total Area: 46.5 m² ... 501 ft²

All measurements are approximate and for display purposes only





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HAM PARK ROAD, LONDON

£1,700 Per Calendar Month

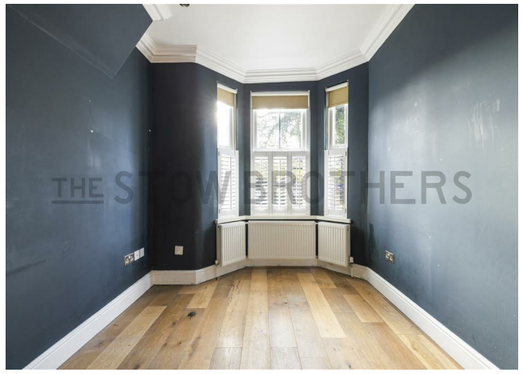
1 Bed Flat

Features:

- Ground Floor Flat
- One Bedroom
- Spacious Kitchen
- Private Garden
- Opposite West Ham Park
- Walking Distance to Maryland, Stratford, Plaistow and Forest Gate
- Street Parking Permit
- Holding Deposit: equivalent to one week's rent capped at £400

Set between Stratford and Forest Gate, this lovely one-bedroom apartment occupies the ground floor of a handsome Victorian terrace. It's a smart, thoughtfully finished home, with a great mix of period charm and contemporary touches. There's a dine-in kitchen, a bright reception room and your own low-maintenance paved garden to the rear. Maryland station is close by on the Elizabeth line, as are the green open spaces of West Ham Park.

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IF YOU LIVED HERE...

Behind that smart frontage, your reception room sets the tone nicely, with elegant shutters, considered deep blue decor and a welcoming feel.

The dine-in kitchen is a real highlight, with sleek modern units and space to pull up a chair and enjoy a proper meal. The bedroom is just as well presented, with more smart decor and useful built-in storage, while the modern bathroom brings everything together with a clean, contemporary finish.

Out back, you've got a small paved garden that's brilliantly easy to look after. It's just the spot for a morning coffee or a bit of fresh air, and there's handy external storage to keep things tucked away.

When it comes to outdoor space, you're particularly well placed.

West Ham Park is just a short stroll away, offering beautiful landscaped gardens, sports facilities and plenty of room to stretch your legs. The wider green spaces of Wanstead Flats are also within easy reach, while the Queen Elizabeth Olympic Park makes another fantastic option for a weekend wander.

There's plenty to explore locally, too. You're nicely positioned between Stratford and Forest Gate, with a great choice of independent cafes, restaurants and traditional pubs nearby. Westfield Stratford is just a short distance away, offering an enormous selection of shops, restaurants and entertainment, while the surrounding streets have plenty of their own character and independent favourites.

Transport is another real plus. Maryland station is a short walk, giving you direct access to the Elizabeth line and speedy connections into the City and West End. Stratford is also within easy reach, bringing the Central and Jubilee lines, DLR, Mildmay line and National Rail services into the mix. There are plenty of useful bus routes nearby, too.



WHAT ELSE?

- West Ham Park is practically on your doorstep, making it easy to enjoy some fresh air, a morning run or a leisurely weekend stroll.

- Stratford's impressive shopping and leisure offering is close by, with Westfield, the Olympic Park and an excellent choice of restaurants all within easy reach.

- Maryland station is your nearest rail connection, with the Elizabeth line making journeys across London wonderfully straightforward.

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