



## CHOBHAM ROAD, STRATFORD

### Offers In Excess Of £500,000 Leasehold 3 Bed Flat



#### Features:

- Three Bedroom Flat
- Set Across Two Floors
- Private South Facing Garden
- Very Well Presented Throughout
- Original Features
- Two Receptions
- Modern Family Bathroom Plus Separate WC
- Short Walk To Maryland Station
- Close To Stratford International And Westfield Shopping Centre

Set across the upper floors of a handsome period property, this beautifully presented three bedroom home combines generous living space with original character and a private south facing garden. Arranged over two floors and just a short walk from Maryland station, you're also within easy reach of Stratford International, Westfield and the wide range of cafés, shops and amenities that have made this corner of East London so popular.

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### IF YOU LIVED HERE...

Step through your own front door and into the welcoming entrance hall, where the generous proportions of this home become immediately apparent. At the front, the elegant reception room is filled with natural light from a large bay window, while original features including decorative cornicing, a fireplace and timber flooring add plenty of character. Along the hallway, a second reception offers a wonderfully flexible space that could be used as a dining room, family room or peaceful place to work from home. A convenient separate WC sits just beyond, while the kitchen to the rear is smartly finished with shaker-style cabinetry, generous worktops and direct access to your private south facing garden.

Upstairs you'll find three well-proportioned bedrooms, each thoughtfully decorated in soft, calming tones. The principal bedroom stretches across the full width of the house at the front, with two large windows drawing in plenty of daylight. The remaining two bedrooms offer excellent versatility for family life, guests or home working, all finished to the same high standard found throughout the property.

Completing the upper floor is the contemporary family bathroom, beautifully presented with a bath, overhead shower and clean, timeless finishes. Outside, the south facing garden offers a lovely extension of the living space, with a lawn, established planting and plenty of room for dining, relaxing or entertaining through the warmer months.

### WHAT ELSE?

Maryland station is a short walk away, placing the Elizabeth line within easy reach for swift connections across London, while Stratford International, Stratford station and an excellent choice of bus routes are also close by.

Westfield Stratford City is nearby for everything from everyday shopping to flagship stores, restaurants, cafés and a multi-screen cinema, while the Queen Elizabeth Olympic Park offers canalside walks, world-class sporting venues and expansive green space. You're well placed for local favourites including the independent cafés and eateries around The Grove and the popular Winchelsea Arches in nearby Forest Gate, giving you plenty of options close to home.



### A WORD FROM THE OWNERS...

"We've loved living here. It's great for access to the best bits of Leyton, Leytonstone, and Forest Gate as well as Stratford; East Village has a lot of good cafés and restaurants, and it's lovely being walking distance from Westfield while still having a Victorian property with a sunny private garden. With Maryland Station only 8 minutes' walk away it's also surprisingly convenient for Central London, and the Elizabeth line is so much more comfortable than the tube.

The amount of space has also been fantastic for us - the sole use front door, two reception rooms, and three bedrooms over two floors really make it feel like a whole house, and we've put a lot of love and care into making it ours."

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**Reception Room**

12'4" x 13'3"

**Reception Room**

10'11" x 11'6"

**WC**

**Kitchen**

9'0" x 9'11"

**Bedroom**

9'1" x 7'4"

**Bathroom**

5'11" x 5'7"

**Bedroom**

11'1" x 11'6"

**Bedroom**

16'4" x 11'4"

**Garden**

17'7" x 26'10"



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