

- Reception Room  
12'5" x 10'6"
- Reception Room  
12'2" x 7'11"
- Kitchen/ Diner  
14'2" x 11'3"
- Bathroom  
7'6" x 4'2"
- Bedroom  
11'0" x 10'0"
- Bedroom  
11'1" x 8'4"
- Bathroom  
5'11" x 5'2"
- Bedroom  
9'3" x 7'9"
- Garden  
9'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MARYLAND SQUARE, STRATFORD

Offers In Excess Of £550,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Victorian Terrace
- Two Receptions
- Three Bathrooms
- South Facing Garden
- Spacious Eat In kitchen
- Short Walk To Maryland Station
- Close To Stratford International And Westfield Shopping Centre

Perfectly located near the Olympic Park and the amenities surrounding Stratford, this three-bedroom Victorian house is an ideally balanced home, featuring a south-facing garden, three bathrooms, two reception rooms and a spacious dine-in kitchen.

You'll never be short of things to do, with a huge array of stores, coffee shops, and restaurants right on your doorstep. And if you need to travel further afield, Maryland station is just a ten-minute walk away, whisking you to the West End in under 20 minutes via the Elizabeth line - that's around 30 minutes door to door if you time it right!

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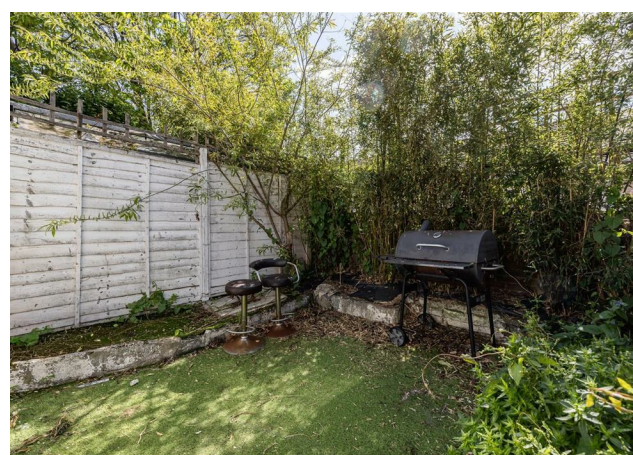
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#### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home offers, with a well-balanced layout and plenty of potential. Planning to put your own stamp on it? You've got a fantastic base to work with. The two reception rooms provide flexible living and entertaining space, while the generously sized dine-in kitchen and ground-floor bathroom at the rear create a great opportunity for development work, perfect for anyone with a vision and a mood board or two.

Upstairs, you'll find three bedrooms - one with an en suite - plus an additional family bathroom. To the rear, the south-facing garden is a real bonus, offering plenty of sunlight.

When it comes to green space, you're spoilt for choice. Forest Lane Park, Drapers Field and Langthorne Park are all a short walk, while Wanstead Flats and the Olympic Park - accessed via the striking VeloPark and East Village - are around a mile away.

Nestled between Leyton, Leytonstone and Forest Gate, you'll have no shortage of food and drink options. Winchelsea Road is just a short stroll away, with an excellent mix of bars and restaurants tucked into the arches. Even closer, you'll find exceptional French wine bar Le Reget (ten minutes) and Kotch! pizzeria (five minutes).

#### WHAT ELSE?

- Your new local might just be the Cart and Horses, only eight minutes away on foot. Famous as the venue where Iron Maiden first performed, it's been recently refurbished and now combines live music with a great drinks selection.
- There's no shortage of essentials nearby thanks to a range of local shops, and Westfield Stratford is just a short hop away. Maryland station is a six minute walk, and Stratford station - with multiple Underground lines - is only 0.9 miles away.
- Parents will be pleased to know there are numerous primary and secondary schools in the area.



#### A 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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