

Reception Room
13'5" x 23'11"

Storage

Bathroom
7'10" x 5'5"

Kitchen
13'4" x 14'3"

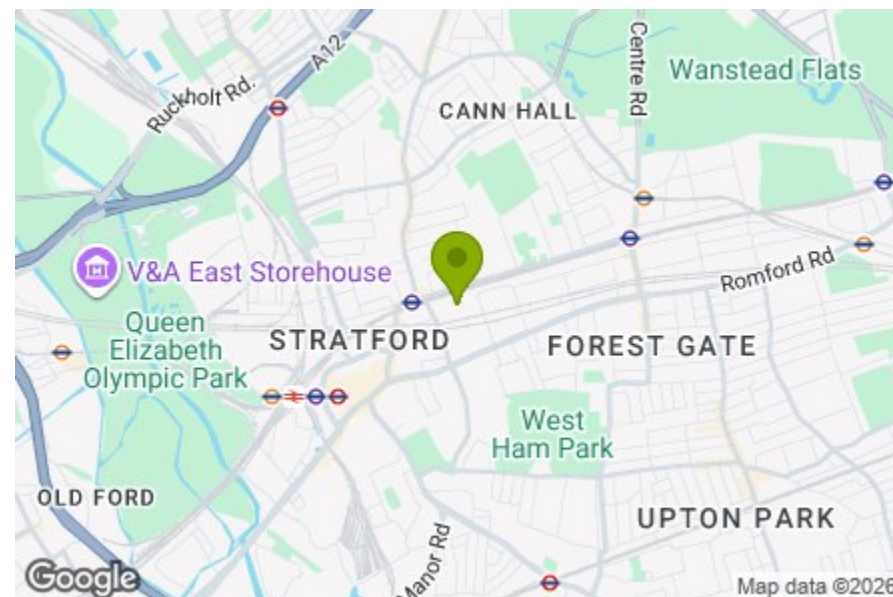
Bedroom
13'5" x 11'1"

Bedroom
8'5" x 10'11"

Garden
23'9" x 14'3"

Total Area: 75.0 m² ... 808 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

LOUISE ROAD, STRATFORD

Offers In Excess Of £550,000 Freehold 2 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Two Double Bedrooms
- Freehold
- Close to Maryland Station
- Extended Kitchen Diner
- Recently Renovated
- Woodburning Stove

Perfectly positioned between the Olympic Park and Wanstead Flats, this beautifully renovated two double bedroom terraced home offers contemporary living with classic charm. Highlights include bay windows, an extended kitchen and a secluded private garden.

The surrounding area offers a huge array of amenities, from independent coffee shops and restaurants to everyday conveniences, all within easy reach. For commuting, Maryland station is a short hop away, providing swift Elizabeth line, while Stratford is slightly further, offering an incredible choice of transport links.

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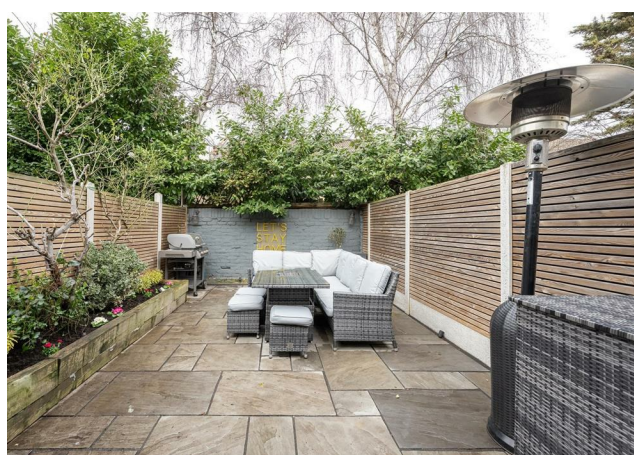
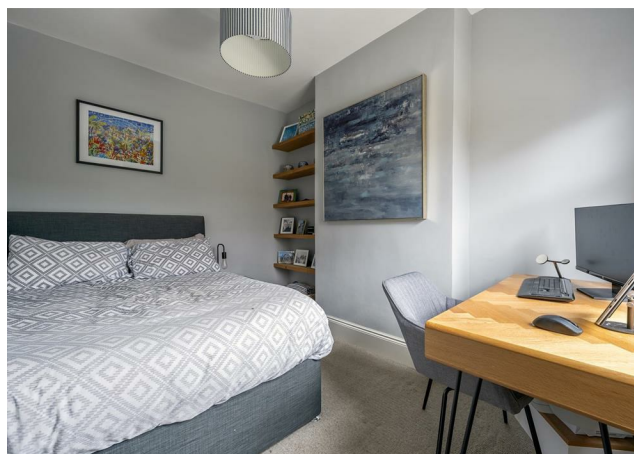
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IF YOU LIVED HERE...

At home, the reception room is wonderfully bright, showcasing spotless decor alongside original timber flooring, bespoke shutters, column radiators, and a charming wood-burning stove as its focal point. Beyond, the kitchen continues the pristine finish, featuring sleek units, glossy worktops, and integrated appliances that combine style with practicality. The bathroom, positioned between the two spaces, is finished in the same contemporary theme, complete with a walk-in shower and striking mosaic-style tiles. Upstairs, you'll find two immaculately presented bedrooms, including one with built-in wardrobes for smart storage. To the rear, the charming garden provides a peaceful retreat. Mature foliage creates a brilliantly secluded atmosphere, while a timber shed adds a touch of enchantment to the low maintenance space. The garden is a peaceful spot, but there's plenty of greenery further beyond. West Ham Park is 14 mins away on foot, while Wanstead Flats is approx a mile away, as is the Olympic Park.

Because you're nicely nestled between Stratford, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short walk and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Even nearer, you've got

Kotch! pizzeria, or head over to the East Village for gems like Signorelli. This convenient location makes getting around effortless. Maryland station is just a 5 minute walk away, giving you access to the Elizabeth line and its swift connections across London. Nearby Stratford, just 12 minutes away, is a major transport hub, offering high-speed services from Stratford International to Kent, Overground routes to North London, the Jubilee line, DLR, and the Central line for direct access to the West End.

WHAT ELSE?

- New local? Just seven minutes away on foot, the Cart and Horses has a lot of history under its belt (it's the very venue where Iron Maiden first took to stage), but after a refurbishment it's ready for a new era. As well as the gig calendar, it's got a great selection of drinks.
- The area really is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Look out for East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, UAL and V&A Storehouse. You've even got a few international bucket list destinations on your doorstep; the ABBA Arena and the ArcelorMittal Orbit.



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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