



Bathroom
7'3" x 6'11"

Bedroom
14'0" x 11'4"

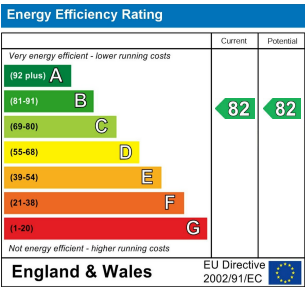
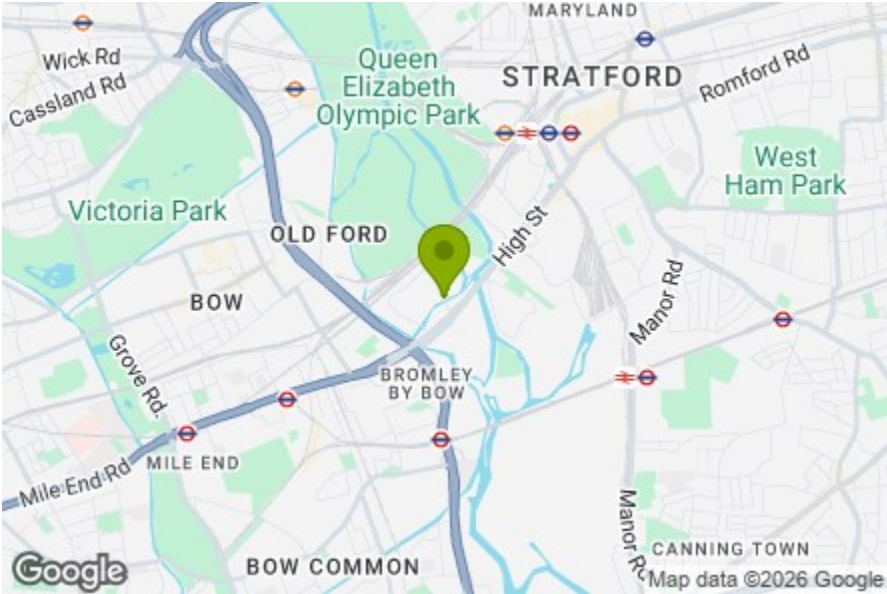
Kitchen/Reception Room
23'1" x 9'4"

Balcony
12'7" x 5'6"

THE STOW
BROTHERS

11th Floor

Total Area: 54.1 m² ... 582 ft² (excluding balcony)
All measurements are approximate and for display purposes only



10 MARSHGATE LANE, STRATFORD

Offers In Excess Of £400,000 Leasehold
1 Bed Flat



Features:

- Eleventh Floor Apartment
- One Double Bedroom
- East Facing Balcony
- Stunning Views
- Close to Pudding Lane Station
- Close to Olympic Park
- Communal Gardens

Set on the eleventh floor of a contemporary development in Stratford, this beautifully presented one bedroom apartment combines stylish interiors, far-reaching views and a private east-facing balcony. With the Queen Elizabeth Olympic Park, fantastic transport connections and an ever-growing collection of local favourites close by, it's a wonderful spot to enjoy East London living.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

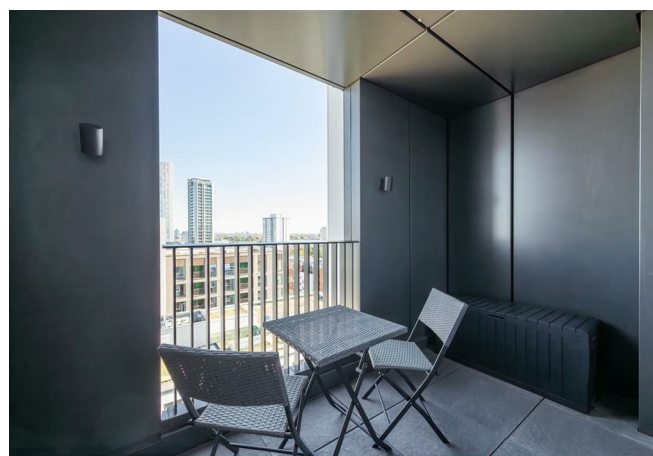
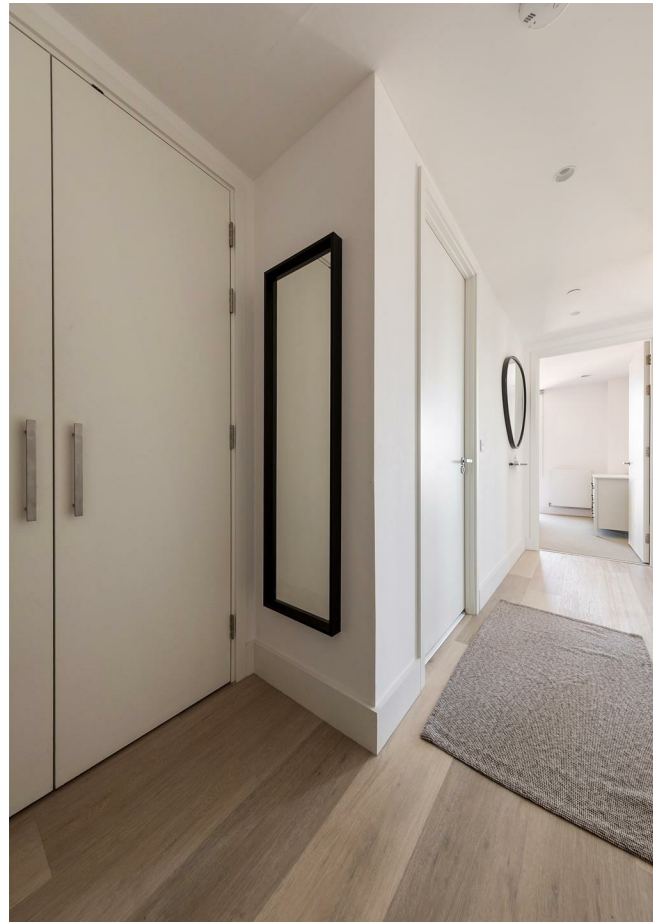
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE..

You'll love the natural light and sense of openness throughout this thoughtfully designed apartment. The open-plan living space is bright and inviting, with warm wood-effect flooring, soft neutral tones and generous windows framing the impressive city views. There's plenty of room to relax and dine, while the sleek contemporary kitchen features streamlined grey cabinetry, integrated appliances and contrasting worktops. Glazed doors lead out to your private east-facing balcony, a lovely spot for a morning coffee while taking in the skyline. Being eleven floors up gives the whole space a wonderful feeling of being above the bustle of the city.

The double bedroom continues the calm, contemporary feel, with soft carpeting, neutral walls and a large window drawing in natural light. The bathroom is equally smart, finished with pale tiling, a bath with shower above, a contemporary basin and stylish dark fittings. The apartment also benefits from access to beautifully landscaped communal gardens, with planted borders, seating areas and open spaces to enjoy. It's a welcome addition to apartment living, offering somewhere to spend time outdoors without leaving the development.

WHAT ELSE?

- Pudding Mill Lane DLR station is close by, offering convenient connections towards Stratford, Canary Wharf and beyond. Stratford Station provides further Underground, Elizabeth line, Overground and National Rail services, making journeys across London wonderfully straightforward.
- Queen Elizabeth Olympic Park is within easy reach, with its expansive parkland, waterways, walking routes and cultural attractions. Westfield Stratford City is also nearby, bringing an excellent choice of shops, restaurants and entertainment.
- There's plenty to explore locally, from the independent cafés, bars and creative spaces of Hackney Wick to the waterside restaurants around the Olympic Park. Whether it's a weekend brunch, an evening out or a leisurely walk along the canals, you'll never be short of options.



A WORD FROM THE OWNER...

"Low Bills, High Spec: A Pristine First Home with Effortless City Commutes.

After nearly 10 years living all over London, and loving Stratford so much we wanted to buy here, we can honestly say this location is unbeatable.

As the original owners, we've kept this modern flat in pristine condition. It's the ultimate first home, complete with high-end amenities, tons of storage, big windows for wonderful morning sunshine, a wholesome building community, and a service charge and bills well below the London average.

Commuting is effortless with a 2-minute walk to Pudding Mill Lane DLR and just one stop to Stratford Station. For backup, reliable bus routes and cycle hire are right outside. We both regularly cycled to work and always felt safe on the dedicated bike lanes leading straight into the City.

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