



Kitchen/Diner/Reception Room
13'1" x 23'11"

Bathroom
9'5" x 5'3"

Bedroom
8'7" x 13'10"

Bedroom
8'11" x 13'9"



ROMFORD ROAD, FOREST GATE Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- First Floor Apartment
- Two Double Bedrooms
- Modern Low Rise Development
- Smart & Clean Finish
- Juliet Balcony
- Close to Maryland & Stratford Stations
- Fantastic Amenities Nearby
- Close to The Olympic Park
- Gated Off Street Parking

A bright and well-proportioned two bedroom apartment, set on the first floor of a modern low rise development on Romford Road, just moments from Maryland and within easy reach of Stratford. With gated off street parking, a Juliet balcony and The Olympic Park is close by, this is a home that balances calm interiors with excellent connections.

You are perfectly placed for day to day essentials, independent cafés and the ever expanding choice of restaurants and shops around Stratford. Westfield is close at hand, as are the green, open stretches of Queen Elizabeth Olympic Park, offering waterside walks and wide open space whenever you need a change of pace.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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IF YOU LIVED HERE...

You would step into a thoughtfully arranged layout, unfolding from a central hallway into a beautifully bright living space. The reception room is generous and easy to furnish, finished in clean, neutral tones with a smart and minimal feel. Glazed doors open to a Juliet balcony, drawing in plenty of natural light and offering a gentle connection to the outside. The kitchen sits neatly alongside, with sleek cabinetry and a crisp finish that feels both practical and carefully considered.

Both bedrooms are comfortable doubles, well proportioned and calm, with soft light and space for wardrobes and additional storage. The bathroom is finished in a contemporary style, echoing the apartment's smart and clean aesthetic. Throughout, the home feels well cared for and ready to move into, offering a sense of openness and an easy flow suited to modern living.

WHAT ELSE?

Maryland Station is just a short walk away for the Elizabeth line, placing you in the City and beyond with ease, while Stratford International and Stratford Station offer further Underground, Overground and national rail connections.

The Olympic Park is close by, ideal for morning runs, weekend markets and long walks through beautifully landscaped parkland.

Secure gated off street parking adds everyday convenience, a rare and welcome addition in such a well connected East London setting.



A WORD FROM THE OWNER...

"We've lived here for nearly 6 years and have loved how the flat is spacious and light, as well as really well connected. There's 3 bus routes right outside that go to Stratford, plus we're only a 10minute walk from 2 Elizabeth line stations. There's a park a 5minute walk away with a lovely coffee shop outside. Everything we need is really close by - doctors, dentist, optician, supermarket, gym/leisure centre right next door. The building is set back from the main road, so there's less noise than you'd expect."

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