

Garden is Approx. 11.85m x 11.15m



GROUND FLOOR

Total Area: 54.3 m² ... 585 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.

Reception
12'9" x 14'2"

Bedroom
10'5" x 11'6"

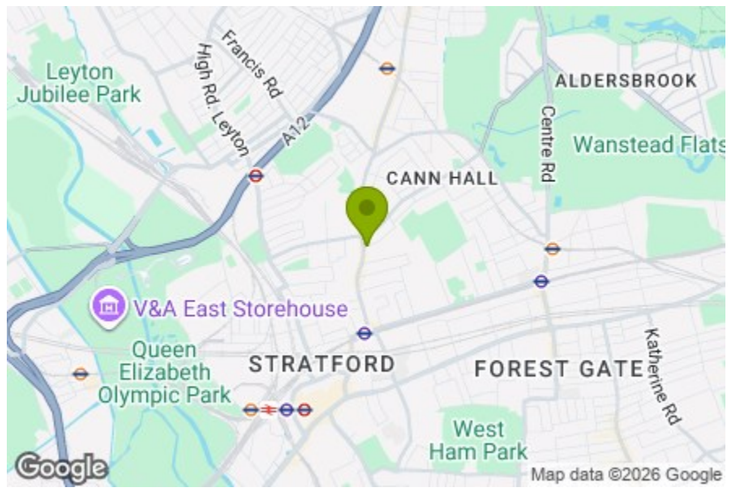
Bathroom

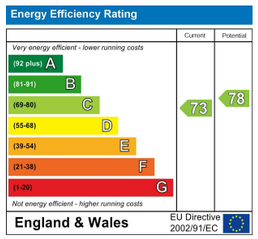
Kitchen
7'2" x 6'11"

Bedroom
10'3" x 8'3"

Storage

Garden
38'10" x 36'6"





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BORTHWICK ROAD, STRATFORD

Offers In Excess Of £400,000 Leasehold

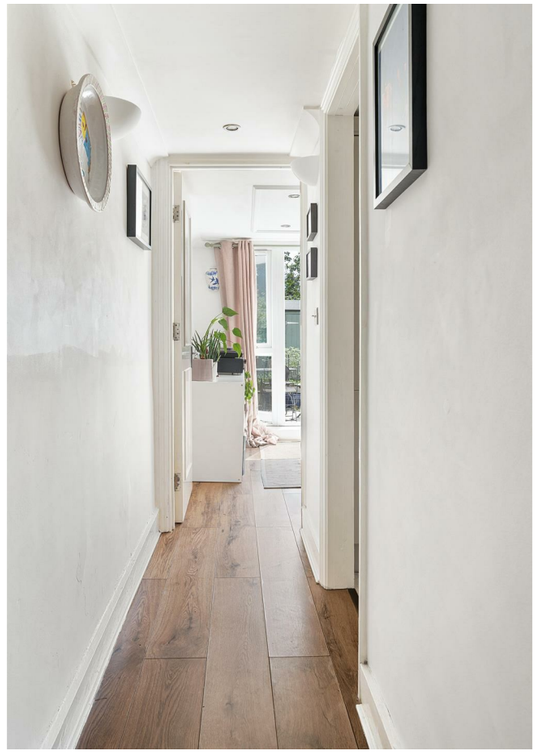
2 Bed Flat

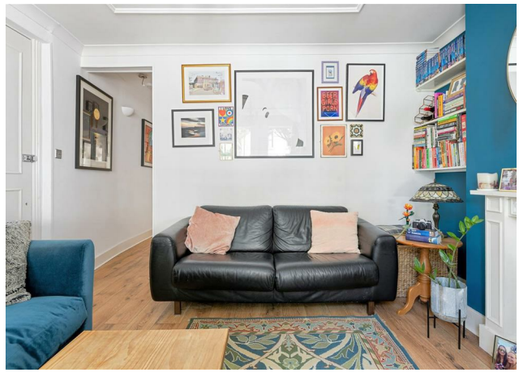
Features:

- Two Bedroom Flat
- Private South East Facing Garden
- Very Well Presented Throughout
- Ground Floor
- Bright Bay Fronted Reception
- Modern Kitchen And Bathroom
- Short Walk To Maryland Station
- Close To Wanstead Flats

Set on a peaceful residential street close to Maryland Station and the wide open greenery of Wanstead Flats, this beautifully presented two bedroom ground floor flat offers bright, thoughtfully finished interiors alongside a private south east facing garden. With a bay fronted reception, modern kitchen and bathroom, and excellent transport links into the City, it is a home that balances everyday practicality with a calm, welcoming feel.

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IF YOU LIVED HERE...

Step inside and a central hallway leads you through the home, with attractive wood flooring creating a cohesive feel. At the front, the bay fronted reception is wonderfully bright, with generous proportions, a characterful fireplace and bespoke shelving adding warmth and personality. It is an inviting room with plenty of space to relax or entertain. The principal bedroom sits just beyond, with soft green walls and a peaceful outlook. The contemporary bathroom has been smartly finished with a shower over the bath, striking patterned floor tiles and clean, modern fittings.

Towards the rear of the home, you'll find the modern kitchen, neatly arranged with sleek cabinetry, timber worktops and a door leading directly out to the garden. The second bedroom sits at the rear of the property, enjoying a peaceful outlook over the garden through wide glazed doors, making it equally well suited as a guest room, workspace or second double bedroom. The south east facing garden is a real highlight, beginning with a generous patio for morning coffee or outdoor dining before extending to a lawn framed by established planting, offering a lovely balance of sunshine and greenery. Beautifully maintained throughout, the flat is ready to move straight into while remaining close to everything this well-connected neighbourhood has to offer.

WHAT ELSE?

- Maryland Station is a short walk away, putting the Elizabeth line within easy reach for fast connections across London, while Stratford is also nearby for Underground, Overground, DLR and National Rail services.
- Wanstead Flats is just around the corner, offering acres of open green space for walking, running and weekend picnics.
- Stratford's thriving shopping and dining scene is within easy reach, with Westfield Stratford City, the East Bank cultural quarter and an ever-growing collection of independent cafés, restaurants and bars to enjoy.



A WORD FROM THE OWNER...

"Living here has been a genuine pleasure. Wanstead Flats is practically on our doorstep, and weekend walks through the nature there have become a real ritual for us. In the summer, we love heading over to Hackney Wick to sit by the canal with a cold beer and it never gets old.
The road itself is wonderfully quiet, and the garden has been one of our favourite things about the property. It really is stunning. The local pubs give the whole area a brilliant, sociable buzz without feeling overwhelming.
For getting around, the Elizabeth line has been a game-changer. Central London in minutes, and the rest of the country beyond that. It's made the commute genuinely stress-free."

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