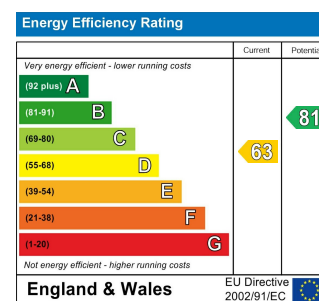
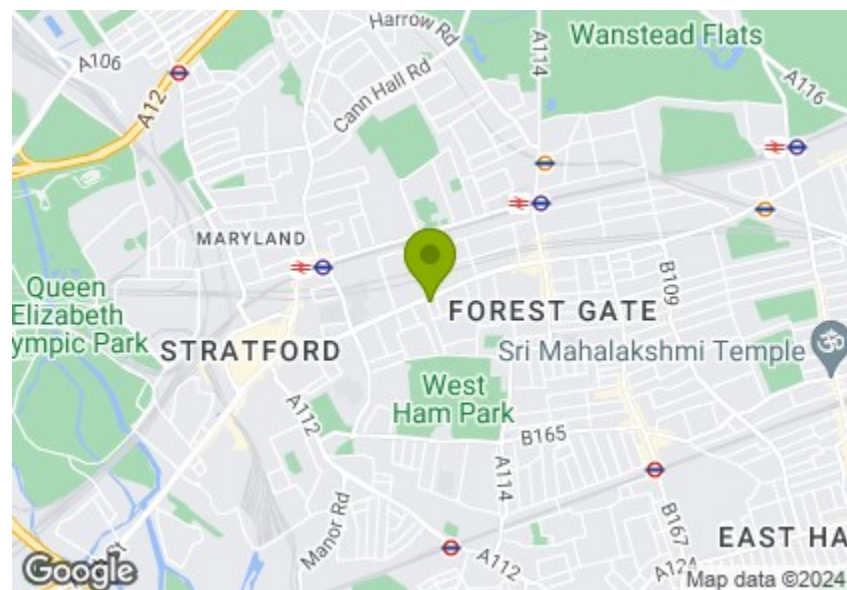




Total Area (Excluding Eaves Storage): 128.9 m<sup>2</sup> ... 1387 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## ROMFORD ROAD, FOREST GATE

### Offers In Excess Of £520,000 Leasehold

### 4 Bed Maisonette



#### Features:

- Four Bedroom Maisonette
- Almost 1400 sq feet
- Large Loft Storage Space
- Two Bathrooms
- Separate Kitchen and Reception
- Private Garden with Direct Access from the Kitchen
- A Short Walk to Maryland Station
- Close to Westfield Stratford

A naturally bright and smartly finished four bedroom, twin bathroom apartment, arranged across the top two floors of a substantial Victorian townhouse. It's all just a short stroll from Maryland station for the Queen Elizabeth line.

Feeling more like a house than an apartment, you have a shade under 1400 square feet of space here, with the generous room sizes and high ceilings of the period.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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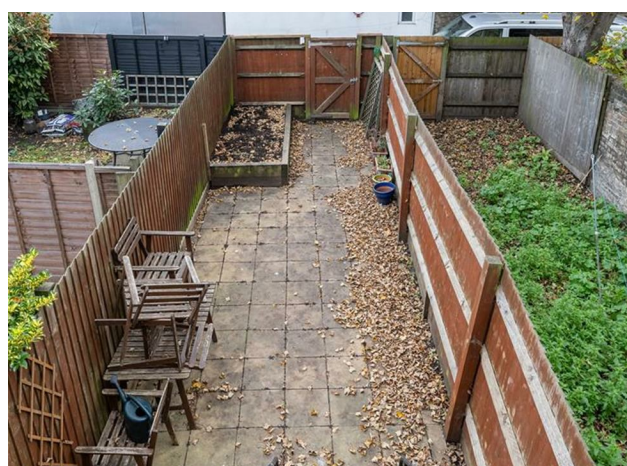
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#### IF YOU LIVED HERE

First port of call will be your impressively proportioned front lounge, coming in at around 300 square feet, all brightly lit with that box bay window and secondary sash. Blonde engineered hardwood flows underfoot and a striking canary yellow chimney breast sits across from a matching statement wall. Original moulding ceiling roses sit overhead.

Next door, bedroom one's a substantial double, 180 square feet with its own colourful chimney breast and more blonde hardwood flooring. Next along is your first bathroom, handsomely tiled from the teardrop tub to ceiling. Your Kitchen/Diner completes the first floor, another generous 180 square foot spot with plenty of space for dining, a wealth of cream cabinets, timber counters and chrome fittings

Upstairs now, and you have a pair of bedrooms to the front, a skylit ninety square footer and a generous double of 180 square feet, with more hardwood floors and a charming eaves window. Your second bathroom's a skylit, designer affair with bright turquoise timber panelling and a walk in rainfall shower, complete

with brass fittings and an eye catching onyx screen from floor to ceiling. Bedroom four, yet another double, sits to the rear.

#### WHAT ELSE?

- As noted, Maryland station is around fifteen minutes on foot. From here the speedy, shiny new Elizabeth line will get you straight to Liverpool Street in eleven minutes, or Tottenham Court Road in sixteen, putting both the City and West End less than a half hour away door to door.
- Step out of your kitchen/diner for a private set of external steps leaning down to your garden. It's a handsome length of patio, surrounded and secluded by timber fencing. Perfect for BBQs.
- Stratford itself is barely a twenty minute walk away, home to the vast Westfield shopping centre, the wine and dining establishments of 'London's Coolest Postcode' East Village and of course the world famous Queen Elizabeth Olympic Park.



#### A WORD FROM THE OWNER...

"Living in the house, I loved how deceptively large it is and how much light it gets. My plants always enjoyed it! My favourite places in the house are definitely the living room (reading in the bay window is a favourite past-time) and the upstairs bathroom (which always feels a bit like I'm in a posh hotel!). I spent a lot of time running and dog walking in the area - Wanstead Flats, West Ham Park, The Olympic Park, Hackney Marshes, Victoria Park... even Epping Forest is easy to reach! I enjoyed many walks on Wanstead Flats with a coffee and cinnamon bun from Ramble Cafe, or followed up with a Yard Sale pizza and a beer in Pretty Decent. The Olympic Park, with its many canals, is also a lovely place for a cycle, with plenty of options to stop off for a drink or bite to eat by the water. Forest Gate has a really great sense of community and there are heaps of cafes, bars, restaurants and independent shops. There is always something going on - street parties, festivals, live music, fundraising, community dog walks. I spent a lot of time there, with everything being easy walking distance or a short cycle away."

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**Reception**  
19'9" x 15'5"

**Bedroom 2**  
8'0" x 11'3"

**Bedroom 1**  
13'4" x 13'2"

**Bedroom 3**  
13'5" x 14'9"

**Bathroom 1**  
6'0" x 6'7"

**Bathroom 2**  
9'6" x 9'4"

**Kitchen/Diner**  
12'9" x 14'9"

**Bedroom 4**  
12'11" x 12'0"



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