



Storage
3'1" x 8'4"

Reception Room
14'4" x 13'11"

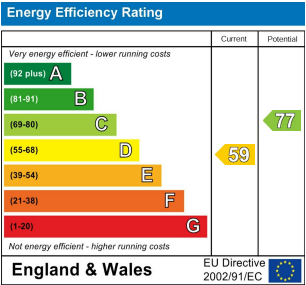
Bedroom
11'3" x 10'11"

Kitchen / Diner
5'7" x 23'11"

Bathroom
4'9" x 6'8"

Bedroom
8'5" x 6'8"

Garden
15'8" x 18'8"



CARNARVON ROAD, STRATFORD

Offers In Excess Of £420,000 Leasehold
2 Bed Flat



Features:

- Lower Ground Floor Apartment
- Victorian Conversion
- Two Bedrooms
- Private South-West Facing Garden
- Beautifully Presented
- Powered Outbuilding
- Close to Maryland Station (Elizabeth Line)
- Private Entrance

E15 is one of London's most exciting postcodes — a lively mix of cultures with green escapes like Stratford and West Ham Parks just around the corner, and the Olympic Park only a short walk further on.

This two-bedroom home sits on the lower ground floor of a Victorian conversion and makes the most of its 635 sq ft. Light and bright throughout, it comes with a spacious kitchen/diner, a private south-facing garden that soaks up the sun, and even a powered outhouse that's full of possibilities — studio, office, workshop, you decide.

Stratford Station is less than a mile away, giving you easy access across London, while Maryland Station (Elizabeth Line) is just an eight-minute walk from your door. Westfield Stratford and Queen Elizabeth Olympic Park are also close by, putting shopping, dining, and green space all within easy reach.

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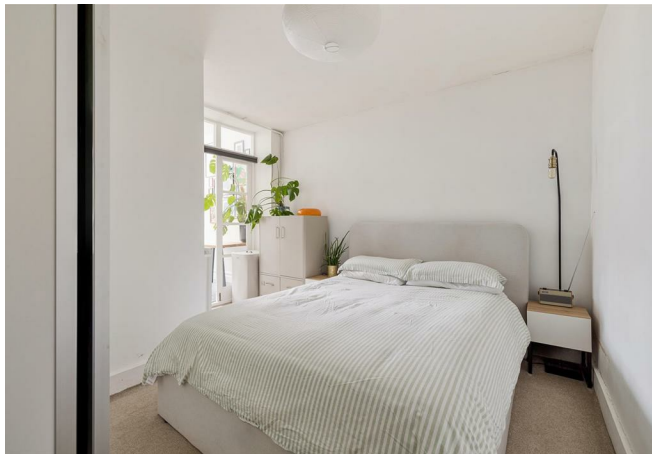
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IF YOU LIVED HERE...

Step through your private entrance and you'll find a handy storage cupboard to the left. To the right, the reception room opens up — bright and welcoming, with oak-engineered flooring that flows throughout to keep everything feeling connected.

The first and largest bedroom comes next: a generous double with glazed French doors that open onto the kitchen/diner. They let the light pour through while still keeping the room private.

The kitchen/diner itself is a wonderfully bright space, thanks to a glazed roof, side window, and more French doors leading out to the garden. Under the skylit ceiling, the kitchen runs neatly along one wall with crisp white units, chunky wooden worktops, and slate hexagonal tiles underfoot.

Just off here is the second bedroom — perfect as a nursery, home office, or guest room.

Outside, the southwest-facing garden is paved for easy upkeep and catches the sun well into the evening. It's a great spot for planters or container gardening. At the back, a powered outhouse adds real flexibility: whether you need a home gym, office, studio, or occasional guest space.

The bathroom is compact but cleverly finished, with a bath-and-shower combo, fresh white tiles, and playful sugar-pink walls with moss-green accents.

For cyclists and sports lovers, Queen Elizabeth Olympic Park is less than ten minutes away by bike, with the Velopark, London Aquatics Centre and plenty more world-class facilities to enjoy. And when it comes to shopping or dining, Europe's largest shopping centre — Westfield Stratford — is right on your doorstep, with everything from high street favourites to global cuisine.

WHAT ELSE?

The rail links set the area apart, with Stratford Station (20 mins) offering Central, Jubilee, DLR and Elizabeth Line services and Southeastern trains running from Stratford International. Alternatively, hop on at Plaistow Underground on the District Line (10 mins) or West Ham on District, DLR and c2c, (16 mins). Meanwhile, East Village is home to lovely independent cafés and restaurants serving everything from artisan bread to homemade gelato and fabulous cocktails. When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



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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