

Reception Room
10'7" x 9'10"

Reception Room
14'0" x 9'7"

Kitchen
8'0" x 11'7"

Shower Room
8'0" x 6'5"

Bedroom
11'5" x 9'10"

Bedroom
14'2" x 9'10"

Garden
approx 19'10" x 9'10"

Total Area: 66.7 m² ... 718 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.



LAVENDER STREET, STRATFORD

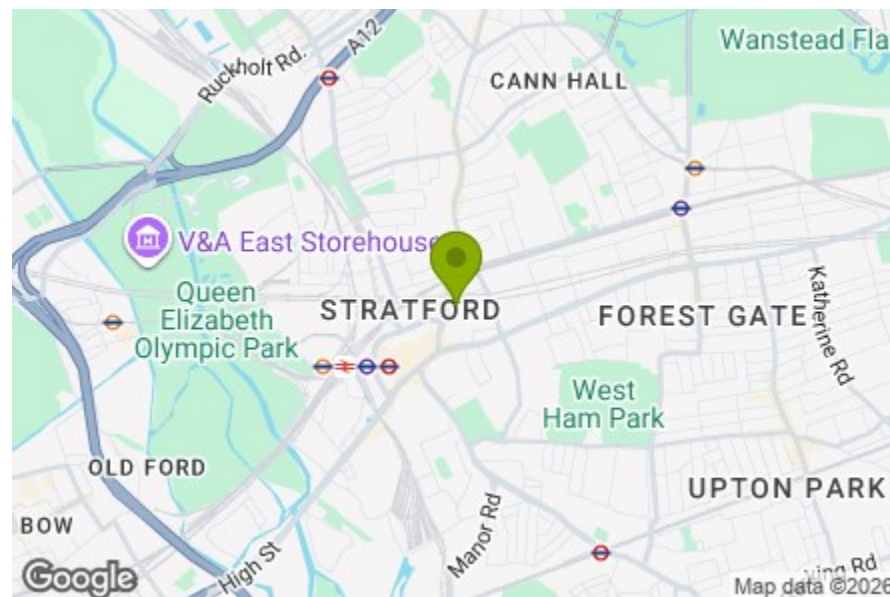
Offers In Excess Of £550,000 Freehold 2 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Quiet Pedestrianised Street
- Clean & Modern Finish
- Chain Free
- West Facing Garden
- Close to Shops & Amenities
- Maryland Station a 3 minute Walk

A bright and well-proportioned two bedroom Victorian terrace on a quiet pedestrianised street in Stratford, thoughtfully finished in a clean, modern style and offered chain free. With a west facing garden to the rear, everyday amenities close at hand and Maryland station just a three minute walk away, this is a home that feels well connected while still enjoying a calm, tucked away setting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
	(81-91) B		
	(69-80) C	70	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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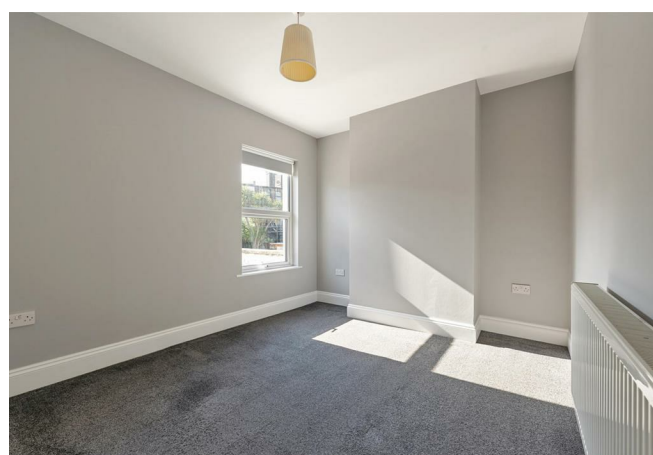
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IF YOU LIVED HERE...

You'd step through the front door and into a neatly arranged ground floor with a lovely sense of light and flow. The front reception is calm and welcoming, with soft neutral tones, pale timber flooring and plenty of room to stretch out. Behind it, a second reception gives you flexible living and dining space, opening the layout up nicely for day to day life or easy hosting. To the rear, the kitchen is sleek and practical, finished with shaker style cabinetry in a muted blue-grey, clean white tiling and generous runs of worktop. The overall feel is fresh, understated and ready to move into.

Upstairs, both bedrooms are comfortable doubles, each finished in the same quiet palette that runs throughout the house. The principal bedroom spans the full width of the home at the front, while the second bedroom overlooks the garden and catches lovely natural light. The shower room is smart and contemporary, with soft stone toned tiling, a modern vanity unit and walk in shower. Outside, the west facing garden is a real bonus, paved for

low maintenance and nicely enclosed, so it feels private and peaceful, with plenty of room for dining, pots and afternoons in the sun.

WHAT ELSE?

Maryland station is only a three minute walk away, making the Elizabeth line brilliantly easy for fast journeys into the City, Canary Wharf and beyond.

Stratford is also close by, putting Westfield, the Queen Elizabeth Olympic Park and a huge choice of transport links within easy reach.

You're well placed for day to day essentials, with local shops, cafés and useful amenities all nearby.

Despite that convenience, Lavender Street has a notably quieter feel thanks to its pedestrianised setting, which gives the terrace an unexpectedly peaceful backdrop.



A WORD FROM THE OWNER..

"Superb cottage in quaint and unique street close to city centre "

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