

STEWART ROAD, STRATFORD

Offers In Excess Of £725,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Very Well Presented Throughout
- Full Width Kitchen Extension
- Converted Loft
- Three Bathrooms
- Utility Room
- South Facing Garden With Garden Room
- Short Walk To Leyton Station
- Close To Stratford International And Westfield Shopping Centre

Perfectly positioned between Leyton, Stratford and the Olympic Village, this thoughtfully restored three-bedroom, three bathroom home is packed with highlights, including a stylish full-width kitchen/diner extension with separate utility, south-facing garden with studio, converted loft, stunning decor and much more.

As well as having iconic landmarks and vast greenery nearby, Leyton tube is a short walk away, putting you within easy reach of Central London, too.

REQUEST A VIEWING
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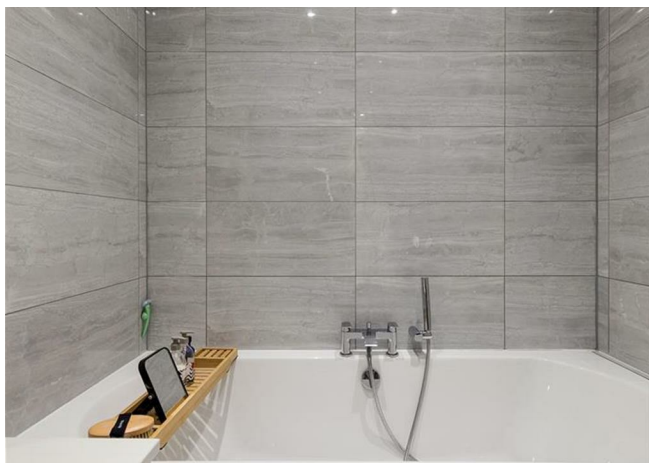
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IF YOU LIVED HERE...

Beyond that striking bay frontage, you'll find 1099 square feet of beautiful space finished with stylish decor and tasteful fittings. In the reception room, the generous windows, sublime colour palette and panelling set a lovely tone, balancing the Victorian roots with modern convenience.

The smart kitchen-diner has been beautifully designed with plenty of space for dining and lounging. You'll love making use of the timber central island, as well as the stylish units and integrated appliance - and the fact that you have a utility space and bathroom/WC on the ground floor will be particularly convenient. The patio doors open onto the south-facing rear garden, where you can dine out on the patio and also make use of the cleverly designed garden studio.

Upstairs, the first floor hosts two well-sized bedrooms, plus a smart shower room. The converted loft provides your master, with ensuite and eaves storage.

As for beyond, you've got plenty of greenery; Olympic Park is a 15 minute stroll away, while Drapers Field and Longhorn Park are even closer. These green spaces are perfect for relaxing or going for a jog, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top class sports facilities such as the Lee Valley VeloPark

and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... You've got some excellent options around the East Village, including Signorelli, a family-owned Italian artisan bakery. Or head in the other direction towards Grove Green Road, where you can take your pick between the equally excellent Filly Brook and Heathcote & Star. Slightly further away you'll find the part-pedestrianised hub Francis Road, where you've got upmarket deli/wine bar Yardarm, vinyl treasure trove Dreamhouse Records and much more.

WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so it's an exciting time for the area.
-Nearby Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're less than a mile away.



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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Reception Room
11'0" x 9'6"

Bathroom
6'11" x 6'0"

Utility Room

WC

Kitchen/ Diner
22'2" x 12'11"

Bedroom
13'1" x 9'6"

Shower Room

Bedroom
7'9" x 6'11"

Bedroom
10'0" x 9'9"

Ensuite
6'0" x 4'9"

Garden
19'8"

Garden Room
7'7" x 7'5"

Shed



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