

Reception Room
13'2" x 11'7"

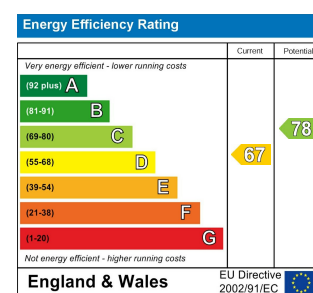
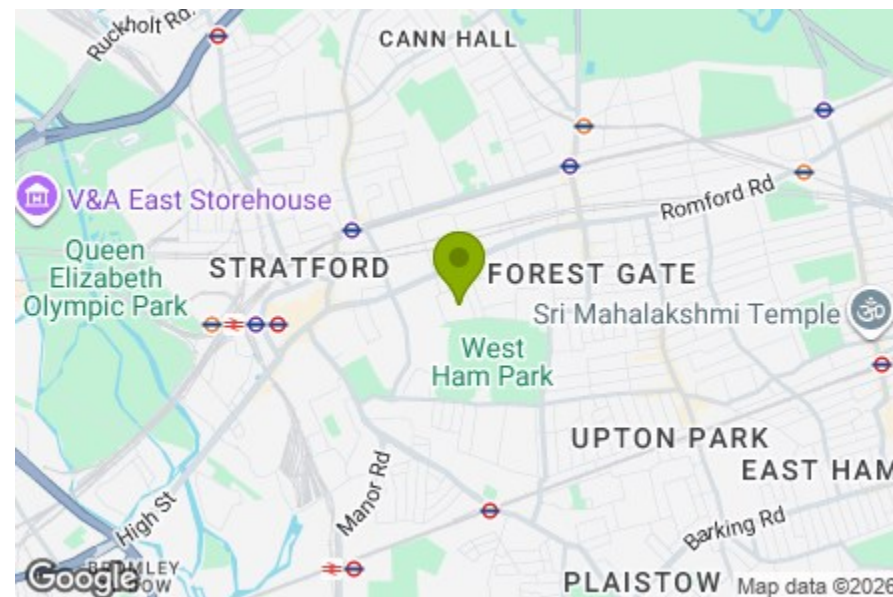
Bedroom
11'3" x 9'6"

Bathroom
6'2" x 5'10"

Kitchen/Diner
13'3" x 9'1"

Utility Room

Garden
19'8"



ELEANOR ROAD, Offers In Excess Of £350,000 Share of Freehold 1 Bed Flat



Features:

- One Bedroom Flat
- Ground Floor
- West Facing Garden
- Bright Bay Fronted Reception
- Very Well Presented Throughout
- Modern Kitchen And Bathroom
- Cellar
- Desirable Location Moments From West Ham Park

A beautifully presented one-bedroom ground floor flat, set in a desirable Stratford spot moments from the open greenery of West Ham Park. With a bright bay-fronted reception, modern interiors, a west-facing garden and a cellar, this is a thoughtfully arranged home with plenty to enjoy inside and out.

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IF YOU LIVED HERE...

Your reception room would be a warm and welcoming space, with a generous bay window drawing in natural light and giving the room a lovely sense of character. Timber-style flooring runs underfoot, while the clean white walls and considered styling keep everything feeling calm and easy to settle into.

Further along the hallway, the bedroom sits peacefully to the rear, with soft green walls and a garden-facing window. The modern bathroom is smartly finished with metro tiling and a bath, while the kitchen/diner offers a practical, sociable layout, with white cabinetry, worktop space and room to sit down for meals. There's also a separate utility room beyond,

ideal for keeping laundry neatly tucked away.

Outside, the west-facing garden is a real treat, with decking, planting and space to unwind in the warmer months. You'll also have a cellar, giving you handy additional storage.

WHAT ELSE?

West Ham Park is just moments away, perfect for morning walks, weekend picnics or a quick dose of green space. Stratford's wider amenities, shops, restaurants and transport connections are within easy reach. The flat is very well presented throughout, making it a smart choice for anyone looking for a home that feels ready to enjoy.



A WORD FROM THE OWNERS...

"We have loved living in this flat over the past few years but we are now moving abroad.

When we first viewed the property, the street had immediate appeal, with a church at one end and a park at the other. West Ham Park was a massive bonus - it is well maintained and we have met so many of our neighbours there.

A south facing garden was high on our priority list and it has been wonderful to grow the garden and host friends over the summers.

We have so many transport connections, from the Elizabeth Line at Maryland to the many connections at Stratford. The extension of the Cycle Superhighway along Romford Road has been a great improvement and very well used.

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