



**87A Idmiston Road
Stratford, E15 1RG
Offers in excess of £260,000**

Situated on a quiet residential street in Maryland, this beautifully presented ground floor flat has been finished to a high standard throughout and benefits from the added convenience of no onward chain.

Upon entering the hallway, you'll find access to all rooms within the flat. The generous living/dining area features two front-facing double glazed windows that allow natural light to flood the space. It also boasts stylish wood flooring, ample room for dining, and a fresh, neutral décor. This room flows seamlessly into a well-appointed galley kitchen, finished to an excellent standard with part-tiled walls, matching wood flooring, and sleek white cabinetry at both eye and base level. Fitted appliances include a fitted oven with gas hob, and space for a freestanding fridge freezer. The double bedroom also enjoys plenty of natural light also through a front-facing double-glazed window and offers ample space for wardrobes and additional furnishings. The shower room has been finished to a similarly high standard, featuring a walk-in shower cubicle, low-level W/C, and a storage cupboard. Further benefits include a long lease with 997 years remaining, along with the share of the freehold tenure, and an off-street parking space for one car.

Idmiston Road is ideally located with a wealth of local amenities right on your doorstep. Both Forest Gate and Maryland (Elizabeth Line) stations are within a 10-minute walk, offering excellent connections to the city, while Wanstead Park train station is also nearby. Additionally, the expansive green spaces of Wanstead Flats Common and a variety of charming cafes, bars, and bakeries nestled within the arches are all within easy reach.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



