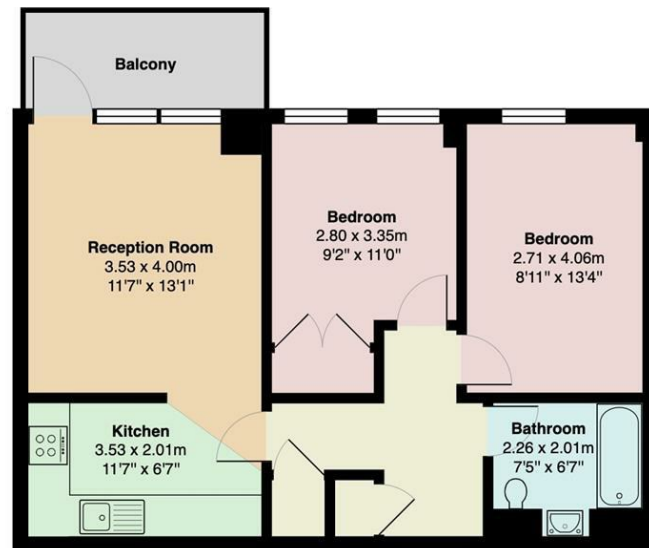


Ibex House, E15



Third Floor

Total Area: 58.0 m² ... 624 ft² (excluding balcony)
All measurements are approximate and for display purposes only

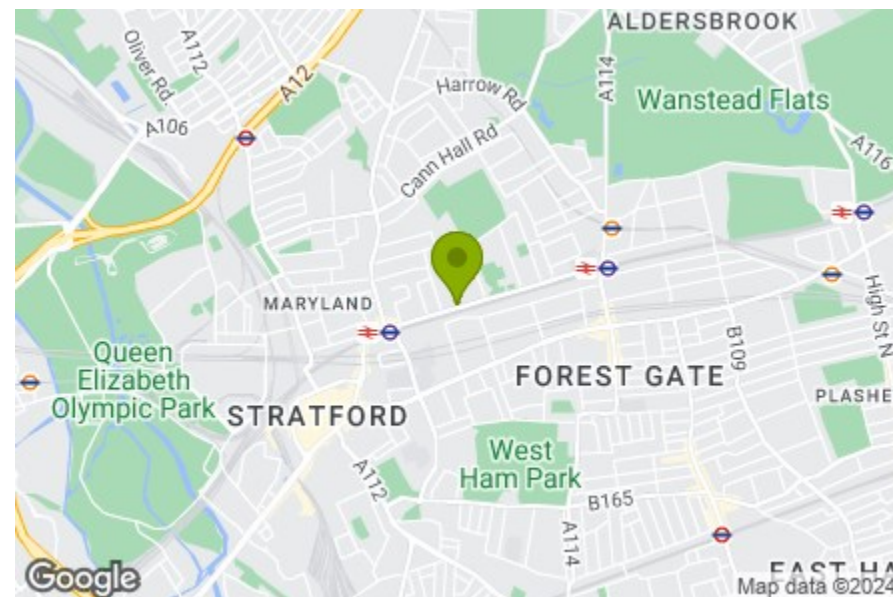
Reception
11'6" x 13'1"

Bedroom 1
9'2" x 10'11"

Bedroom 2
8'10" x 13'3"

Kitchen
11'6" x 6'7"

Bathroom
7'4" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(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	

FOREST LANE, STRATFORD

Offers In Excess Of £300,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Open Plan Kitchen and Reception
- Moments from Maryland Station
- Refurb Potential
- Close to Westfield

A naturally bright two bedroom apartment, with private balcony, on the third floor of a contemporary development moments from Maryland station for the speedy Elizabeth line. You're also just twenty minutes from the heart of Stratford itself.

A superb development opportunity, with strong fundamentals of square footage, excellent transport links and tremendous location. This is a fine find.

E11, E7, E12 & E15
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IF YOU LIVED HERE

Your subtly segmented, open plan reception room and kitchen comes in at a total of 220 square foot, artfully split by a chest height divider and blonde hardwood flooring giving way to slate grey vinyl underfoot. Your kitchen features a sleek cream suite, and your private balcony occupies the opposite wall, letting natural light flood in.

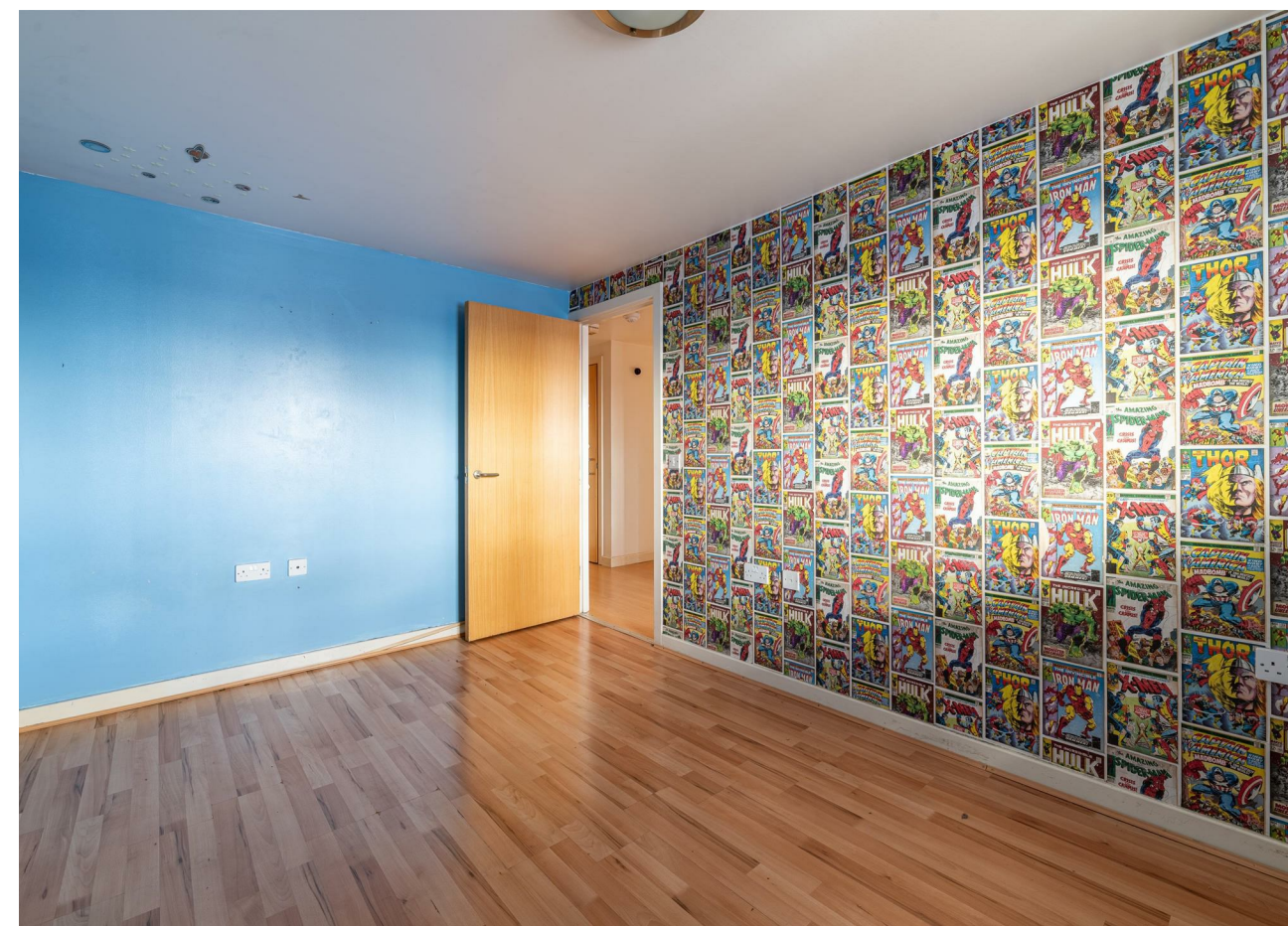
Elsewhere both your bedrooms are substantial doubles of over 100 square feet apiece, each with striking statement wallpaper and more blonde hardwood underfoot. And, of course, sat on the third floor as you are the views are impressive, looking out on to the same vista as your balcony. Finally your bathroom's a simple affair in white, and there's a welcome wealth of storage in the hallway.

Outside and it's barely five minutes on foot to Maryland station and the Elizabeth line, for direct nine minute trips to Liverpool Street and sixteen minute runs to Tottenham Court Road. Putting

both the City and West End well within a half hour away door to door. But you don't even have to get on a train for ultimate retail therapy, the vast shopping and leisure opportunities of Westfield are less than twenty minutes' walk away.

WHAT ELSE?

- The former Olympic Athlete's Village is just twenty minutes on foot, now reimagined as East Village and home to an ever evolving range of wining and dining establishments, plus regular pop up events.
- Maryland overground which get you directly to Heathrow Airport in forty five minutes.
- The greenery of Forest Lane park is just two minutes around the corner, with play areas and ponds, perfect for morning jogs and evening strolls. You can also be exploring the vast natural expanse of Wanstead Flats in less than twenty minutes.



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. Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel 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 BRANCH MANAGER

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