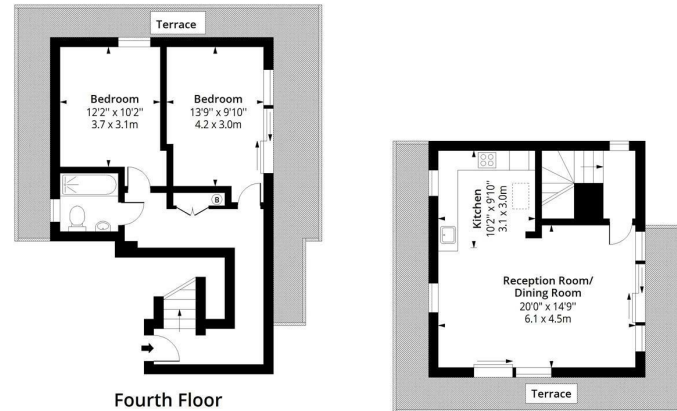
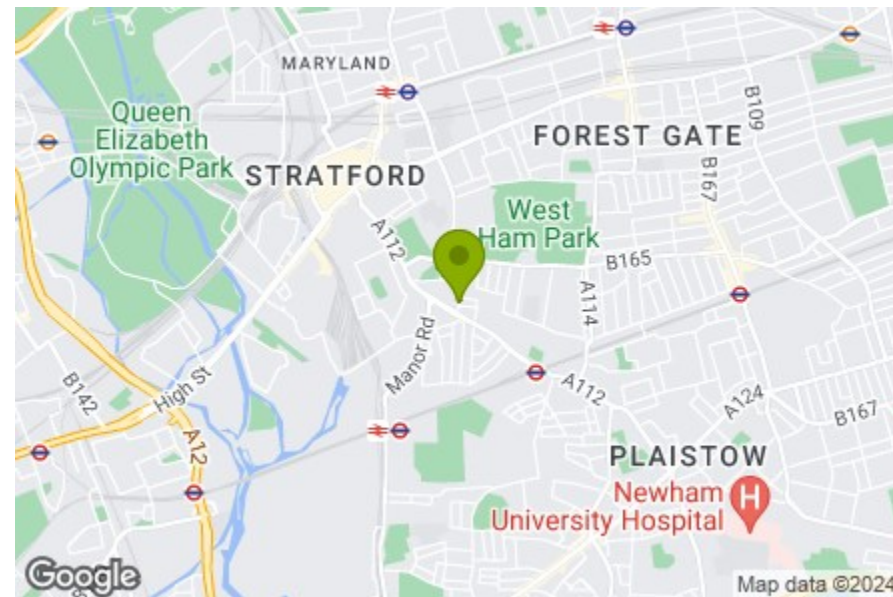


Church Street, E15
Approx. Gross Internal Area 928 Sq Ft - 86.21 Sq M (Excluding Terrace)
Approx. Gross Internal Area 1430 Sq Ft - 132.85 Sq M (Including Terrace)



- Bedroom
13'9" x 9'10"
- Bedroom
12'1" x 10'2"
- Terrace
- Bathroom
- Reception/Dining room
20'0" x 14'9"
- Kitchen
10'2" x 9'10"
- Terrace

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
ipapius.com



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	

CHURCH STREET, STRATFORD

Asking Price £500,000 Leasehold
2 Bed Apartment



Features:

- Penthouse Two Bedroom
- Two Wrap Around Terraces
- Sky Line Views Across London
- A Short Walk to Stratford Park & West Ham Park
- Less Than 1 Mile to Stratford Station
- Very Close to Olympic Park & Westfield
- Split Overt Two Floors

A top floor bright and beautiful two bedroom penthouse apartment split over two floors of a sparkling new contemporary block moments from West Ham Park. You're also just half a mile on foot from the world class Olympic facilities, comprehensive transport links and dazzling shopping opportunities of Stratford.

Plaistow tube station is closer still, less than ten minutes for the Hammersmith & City and District lines and speedy connections to the City, South Bank and central London.

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IF YOU LIVED HERE...

You'll be enjoying London apartment living at its brightest including two wrap around terraces. Your colossal lounge/kitchen is impeccably finished with pale hardwood underfoot, floor to ceiling windows and a suite of subtly shaded fitted cabinets down one side home to a full complement of high end integrated appliances.

The bathroom's a bright boutique affair with oversized tiling from floor to ceiling and another generous window. Finally all three bedroom's a solid double, pristine in white with yet another floor to ceiling window and plush carpet underfoot.

Outside, two wheeled enthusiasts will be pleased to know that the Queen Elizabeth Olympic Park is less than ten minutes away by bike, home to the famous Velopark, London Aquatics Centre and all manner of other world class sporting and leisure facilities. The gargantuan Westfield Shopping Centre is even more handy; you can be strolling the broad promenades just ten minutes after

stepping out your front door.

WHAT ELSE?

- West Ham Park, site of the first ever goal scored in the FA Cup in 1871, is just five minutes on foot. Perfect for jogging and strolling alike.
- Great view of the City and Canary Wharf from two wrap around balconies.
- You have an extra office room/cot room.
- Offered chain free, this enviable property is ready and waiting for a hassle free move.
- The development has smart, well maintained communal areas and a secure entryphone system.



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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