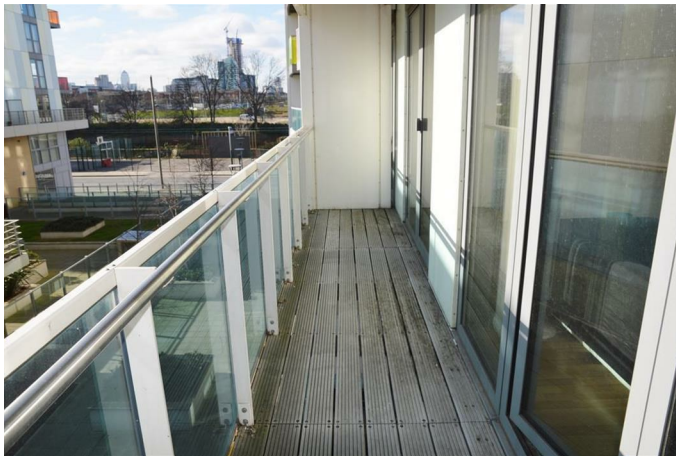
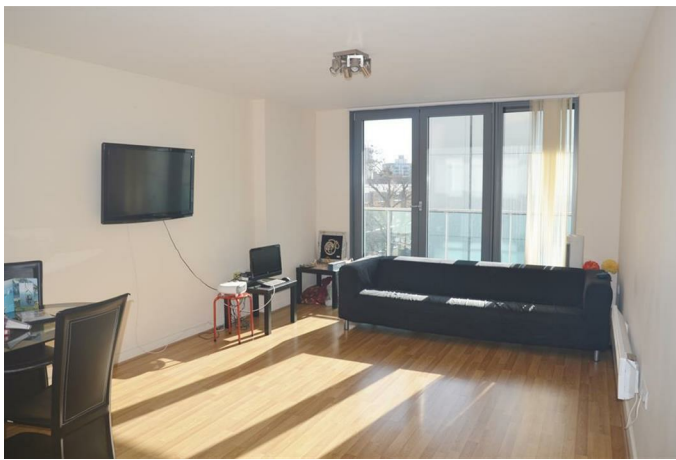




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Warton Road, Stratford, London, E15 2JD | Guide Price £325,000  
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Guide Price: £325,000 - £350,000**

**Enviably located in one of Stratford's premier development is this spacious one bedroom apartment positioned on the second floor. Boasting a great size open plan kitchen/diner with floor to ceiling windows, with access to a full width balcony. Over 600sq ft internally. Well presented throughout and located well for Stratford station and Westfield Shopping Mall. Being offered chain free.**

#### COMMUNAL VIDEO ENTRY SYSTEM

#### FOYER

Concierge with waiting area, access to communal gym, lifts and stairs to second floor.

#### OPEN PLAN KITCHEN/LIVING AREA

26'3" x 12'3"

Very spacious open plan living/kitchen area with floor to ceiling window that fills this room with fantastic natural light, access to full width balcony with views of Canary Wharf, wood effect laminated flooring.

#### OPEN KITCHEN

Fully fitted kitchen with a range of wall and base units, rolling worktop with one and half bowl sink and mixer tap.

#### BEDROOM

17'3" x 9'9"

Spacious bedroom with floor to ceiling window that fills this room with great natural light, double glazed door leading to balcony, carpet flooring, power points.

#### BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low flush w.c, vanity sink, heated towel rail, tiled flooring.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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