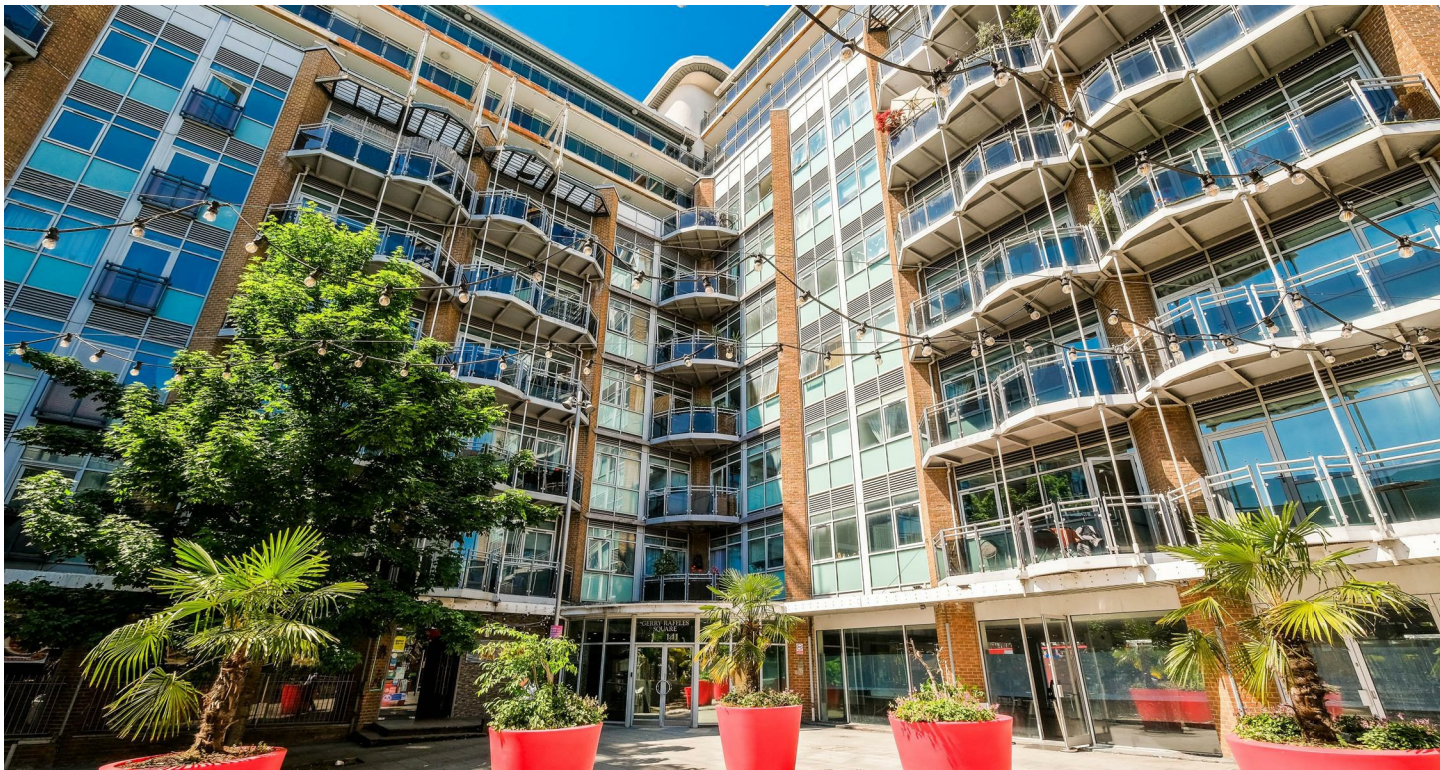




CHURCHILL
estates



Gerry Raffles Square, Stratford

Price Guide £375,000

Tenure : Leasehold

Floor Area : 459.00 sq ft


Local Authority : Newham

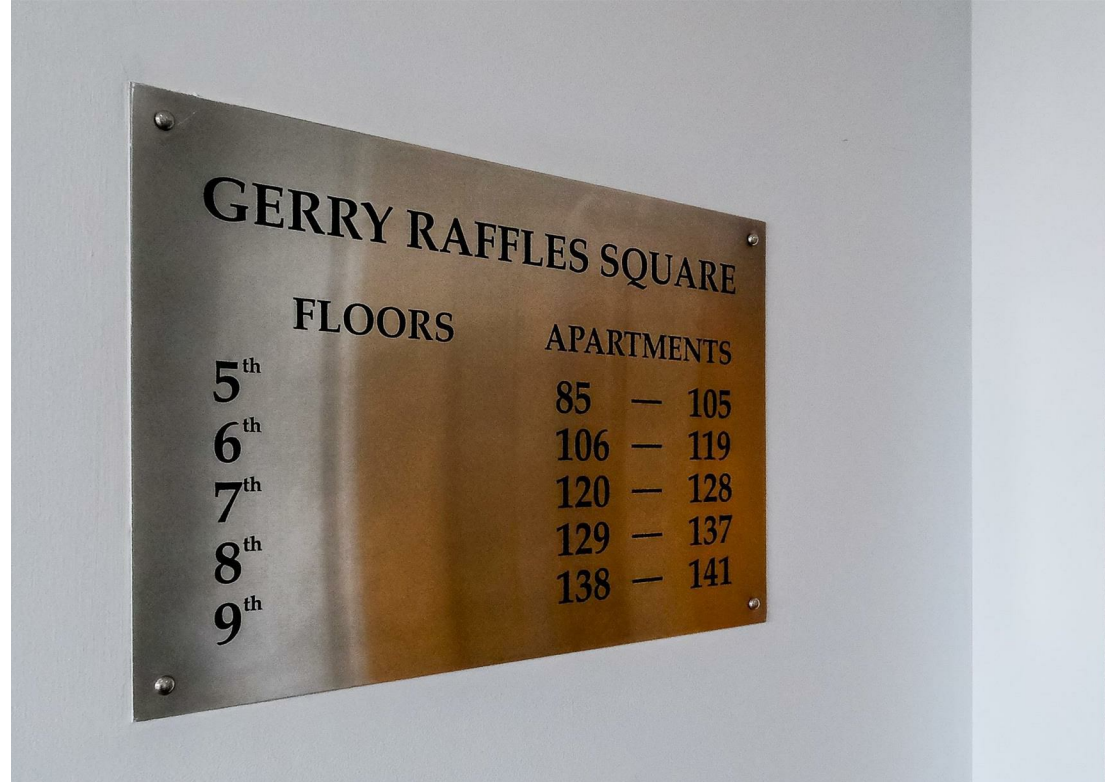
Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 2

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 



Price Guide £375,000. Set within the vibrant Gerry Raffles Square development, is this bright and extremely well presented two-bedroom, two-bathroom and balcony apartment, offering an excellent opportunity for those seeking a modern living space and convenience in Stratford. With a lease of 106 years remaining, entry phone system, lift service and 7 day a week Concierge service, this property presents a secure investment for the future.

One of the standout features of this home is its prime location. Just a few minutes' walk from both Stratford & Stratford International Station as well as Westfields Shopping centre and the Olympic Park. Residents will enjoy easy access to excellent transport links, making commuting a breeze. Whether you are heading into Central London or exploring the surrounding areas, the connectivity offered here is truly exceptional, with Stratford station with Central, Jubilee and Elizabeth lines, DLR, Overground and main line train services to Essex and Southend Airport. There are 2 coach companies stopping next to Westfields serving Stansted airport. Stratford International is for St. Pancras/Eurostar. Numerous buses provide alternative local and wider area transport.

Apart from the excellent travel connections, the nearby Westfield Shopping Centre offers not only a great variety of shops but also numerous restaurants, bars and entertainment. There are further shops and indoor markets in the passage of the 'old part' of Stratford. The Stratford Playhouse, a classic traditional theatre is a few yards from the property. The Queen Elizabeth Park (ex Olympic Park) is a large green space and great for sports, walks and relaxation. So close at hand, this flat has it all and is a great place to live.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an ideal choice for first-time buyers or those looking to downsize. With its modern amenities and prime location, this flat is not just a home; it is a lifestyle choice that combines comfort, convenience, and accessibility.

In summary, this two-bedroom 5th floor flat in Gerry Raffles Square is a rare find, offering a blend of modern living and excellent transport links. Do not miss the chance to make this delightful property your new home.





STRATFORD
CENTRE PARKING

M&S

Westfield

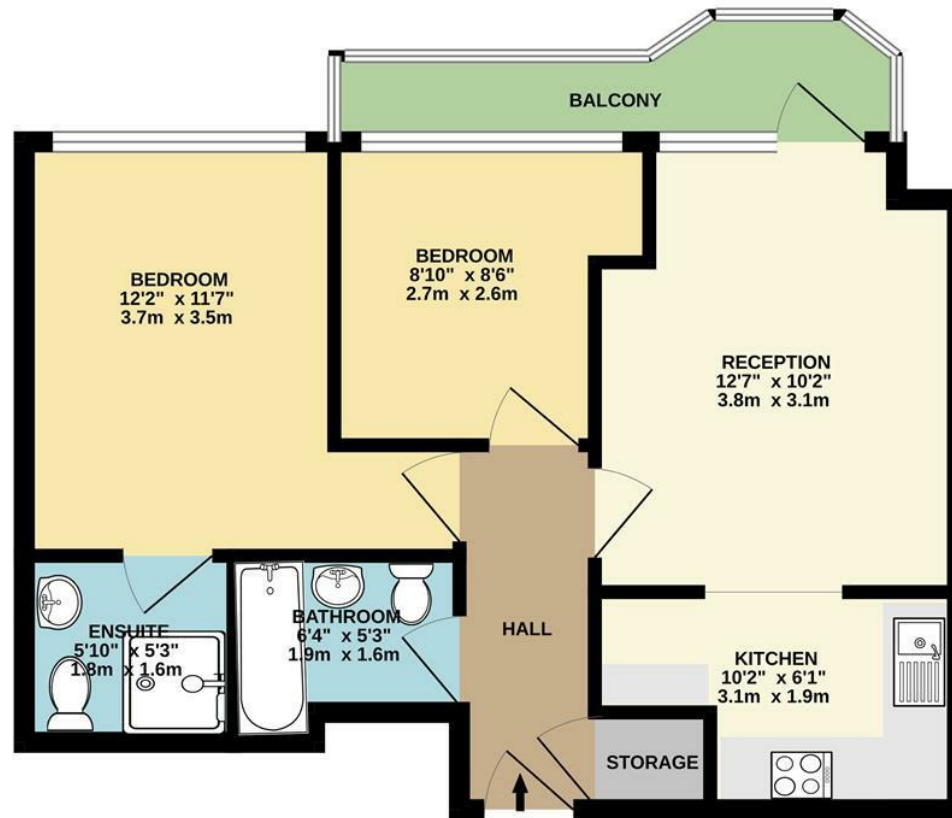


- Chain free
- en-suite to master bedroom
- short walk to Westfields Shopping Centre
- Balcony
- Lift service
- Two Bedrooms
- few minutes walk to Stratford International Station
- Long lease
- Concierge service
- Great location





FIFTH FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 sq.m.) approx.

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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To view call **0208 503 6060**

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