



Church Street, Stratford, E15 3HZ

£260,000





Church Street

Stratford, E15 3HZ

Local Authority: Newham
Tax Band: C

- Underground Car Park
- Lift Access
- Private Balcony
- Ideal for First Time Buyers
- Close to Local Shops and Amenities
- No Onward Chain
- Close Proximity to Westfield Stratford City
- Close Proximity to Stratford Park
- Ideal For Investors
- EPC 82B

Sandra Davidson Estate Agents are pleased to present this very well maintained one bedroom flat located on the third floor of a modern development on Church Street in Stratford, just moments away from Westfield Stratford City. This well-maintained property presents a range of features and benefits, making it an ideal choice for both first-time buyers and investors.

As you enter into the flat, and you'll immediately notice the care and attention given to its upkeep. The interior boasts a contemporary design and a comfortable living space. The bedroom offers a serene retreat, while the open plan living area provides ample room for relaxation and entertaining. The property's highlights include underground parking, ensuring convenient and secure parking options, and a private balcony - a perfect spot to unwind and enjoy the outdoors.

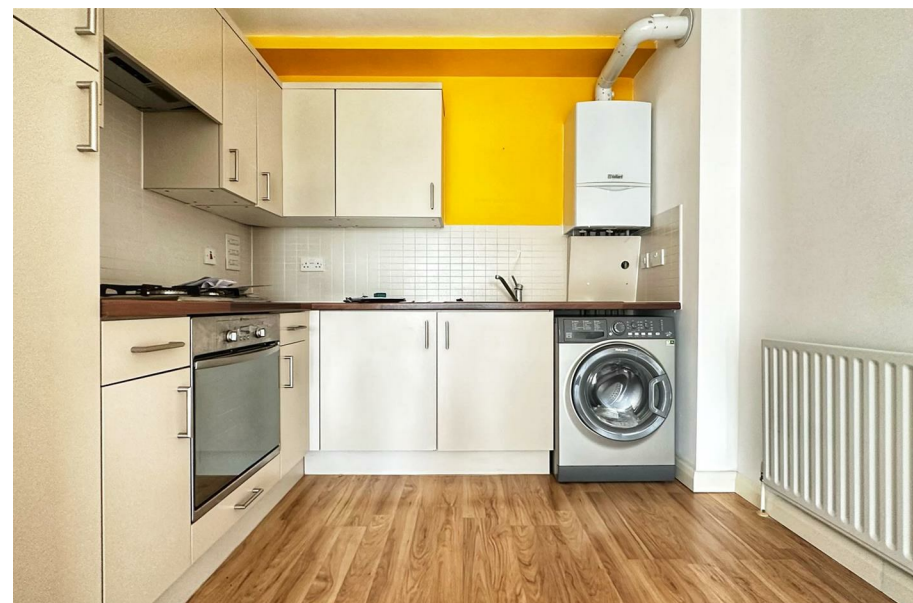
One of the notable advantages of this property is its excellent location. Situated in Church Street, you'll find yourself in close proximity to the renowned Westfield Stratford City. Whether you're in search of high-end fashion, trendy boutiques, or a vast array of dining options, you'll have it all right at your doorstep.

Additionally, the flat is conveniently situated near Stratford International, offering superb transport links to various parts of London and beyond. This makes it an excellent choice for commuters or those who enjoy exploring the city. The accessibility to major transport hubs ensures ease of travel, granting you the freedom to explore all that London has to offer.

Another significant advantage of this property is that it comes with no onward chain, providing a seamless and efficient purchasing process. To arrange a viewing please call a member of our sales team NOW.



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Entrance

Via secure entry system into communal entrance, lift and stairs to third floor, own door into own entrance hall with laminate flooring, intercom handset, ceiling light, doors to:

Bedroom 16'3" x 8'4" (4.95m x 2.55m)
Double glazed window to rear, fitted carpet, ceiling light, radiator

Kitchen/Diner/Living Room 24'5" x 11'1" (7.44m x 3.37m)
Range of fitted wall and base units, worktop with tiled splash back, own bowl sink with drainer, four ring gas hob with extractor hood over, integrated oven, space and services for washing machine, laminate flooring,, double glazed window to balcony, ceiling light

Bathroom 6'11" x 5'7" (2.10m x 1.71m)
Suite comprising bathtub with power shower and shower screen, hand wash basin, low level WC, chrome plated heated towel rail, tiled flooring, tiled wall next to bathtub, ceiling light

Balcony



Additional Information

Local Authority Newham

Council Tax Band C

EPC 82B

Service Charge £164.23 pcm

110 Year Lease Remaining

Agent's Note

Please note that no services or appliances have been tested by Sandra Davidson Estate Agents

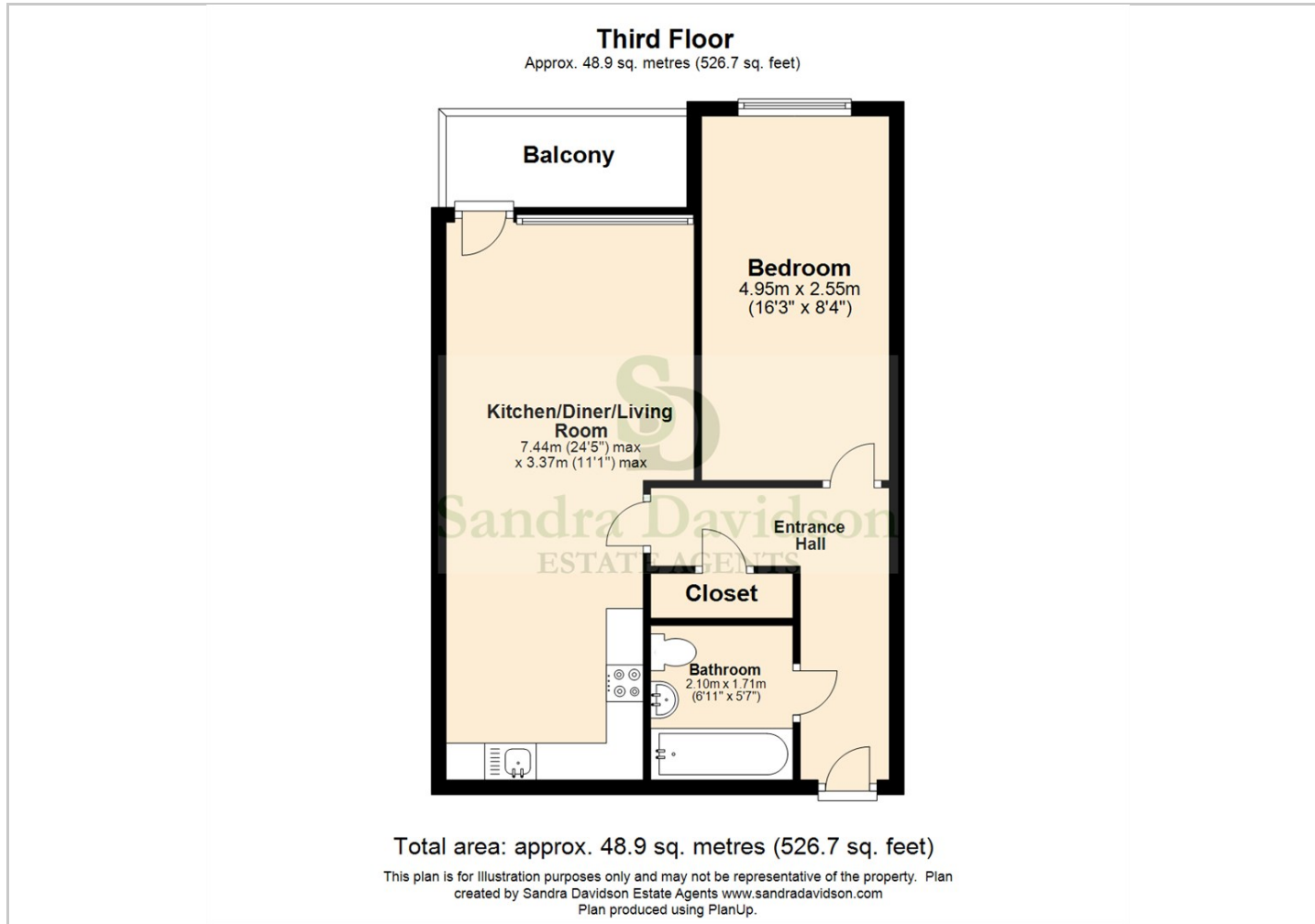






TRAYFAM WEDDING SERVICE

Floor Plans



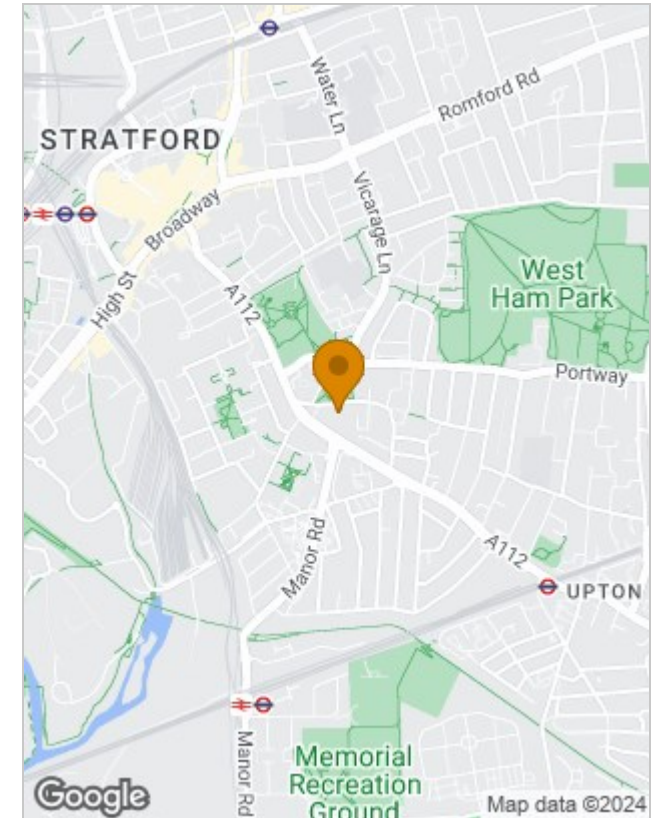
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	