

Reception Room  
13'9" x 13'3"

Kitchen  
13'0" x 6'4"

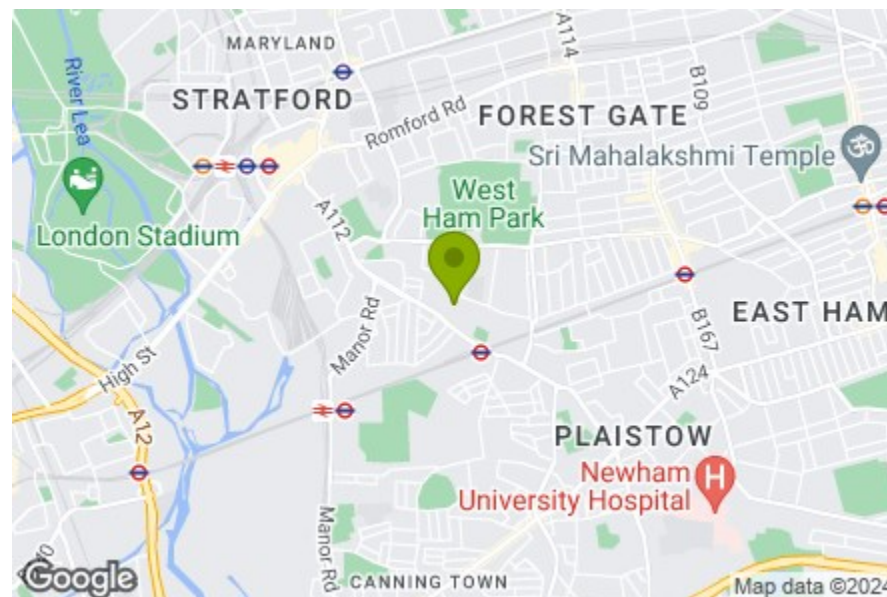
Balcony  
13'5" x 3'7"

Bedroom  
13'10" x 10'1"

Bathroom  
9'4" x 4'9"

Total Area: 48.2 m<sup>2</sup> ... 518 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## REDRIFFE ROAD, PLAISTOW

Offers In Excess Of £225,000 Leasehold  
1 Bed Flat



### Features:

- One Double Bedroom
- Close to Plaistow Station
- Balcony
- Lift
- Top Floor
- Close to Amenities

One double bedroom apartment on the top floor of a purpose built block, offering panoramic views over the local area. Plaistow Underground Station is a short walk away, and you're also super close to Stratford for world class shopping and the Olympic Park. Enjoy those treetop views from your private balcony which leads out from your spacious lounge. You have a separate kitchen and a great sized bedroom.

REQUEST A VIEWING  
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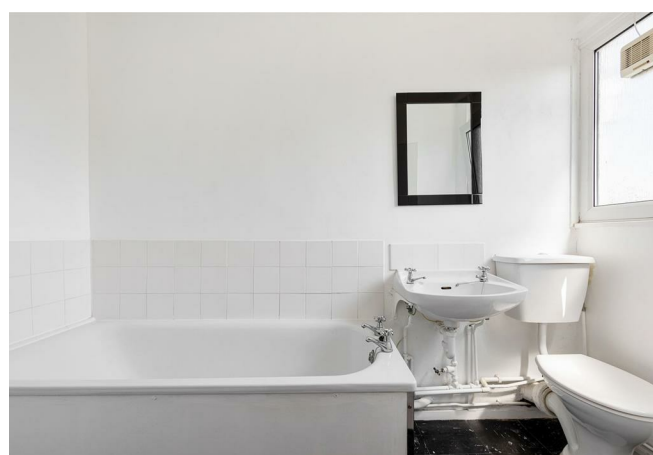
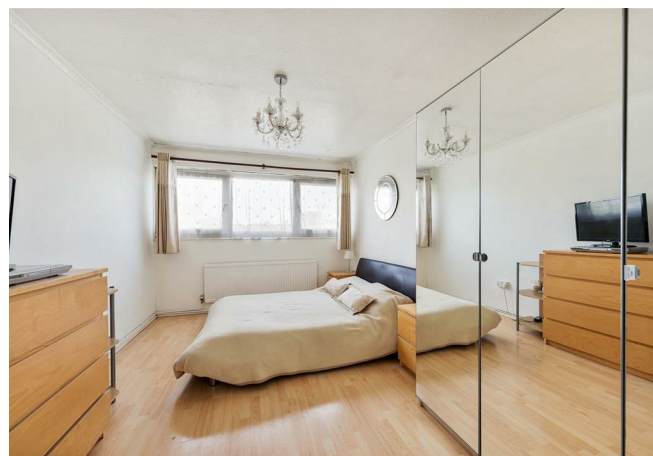
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IF YOU LIVED HERE...

Set on the top floor of a well maintained, purpose built block is this lovely one bedroom flat. Lift access takes you up to your new apartment, making it accessible for all. You will love the feel of the spacious reception room; windows and a door to the balcony span one full wall creating a wonderful sense of light. The views from the balcony are a real selling point here, showcasing the perfect mix of greenery and buzzing city infrastructure. Smart wooden flooring sweeps throughout the reception room and that roomy double bedroom. The galley style kitchen is perfectly appointed, with wooden floor and wall units, and plenty of countertop space for cooking up a storm. This flat is completed by a great sized bathroom, which has a large tub that could easily accommodate a

shower overhead, basin and wc.

WHAT ELSE?

- You've got some very handy amenities close by, including a pharmacy, post office and corner shop.
- Stratford Westfield needs no introduction as the place to be for shopping and eating, with restaurants and stores aplenty. You will also find the Olympic park here, with a swimming pool, velodrome and glorious gardens. Cycle lanes service this area, making getting around on two wheels a breeze
- As mentioned, Plaistow underground station is your closest transport link and provides access to Kings Cross, or a short 10 min bus and you're at the transport hub of Stratford, with trains to destinations all over London.



A WORD FROM THE OWNER...

"I love living in my flat and I especially enjoy meeting my family and friends to go shopping at Westfield's then going for a walk in the beautiful Queen Elizabeth Park."

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