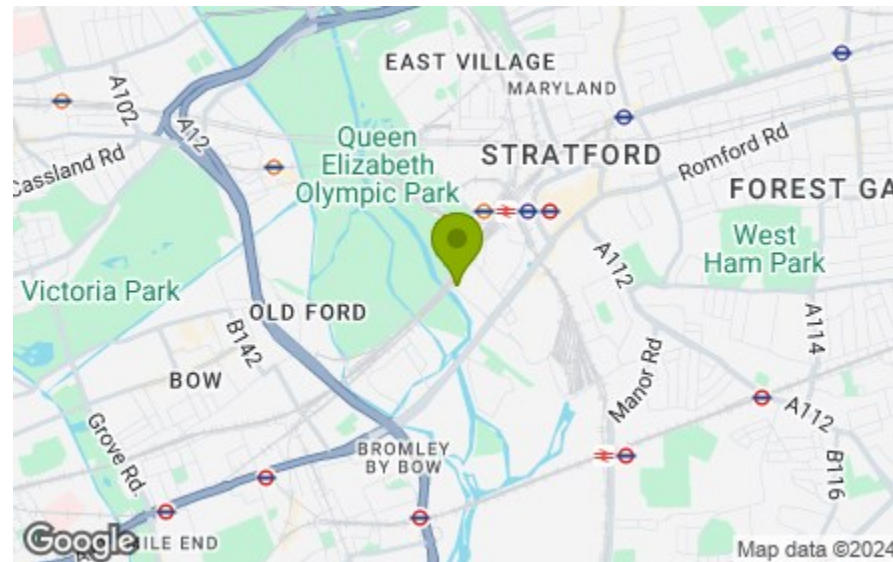


Total Area (Excluding Balcony): 70.7 m² ... 761 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	85
		EU Directive 2002/91/EC	



WARTON ROAD, STRATFORD

£2,100 Per Calendar Month
 2 Bed Flat



Features:

- Two Bedroom Apartment
- Open Plan Kitchen Area
- Modern Decor
- Balcony with Great Views
- Two Bathrooms
- Walking Distance to Stratford
- No Parking
- On-site Gym and Concierge Service
- 12 Month Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

An artfully arrayed two bedroom, two bathroom apartment on the second floor of a striking designer development in central Stratford. Brimming with character, you also have a lengthy, curvaceous balcony with sweeping rooftop views of London.

Your new development features both an on site concierge service and resident's gym.

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E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
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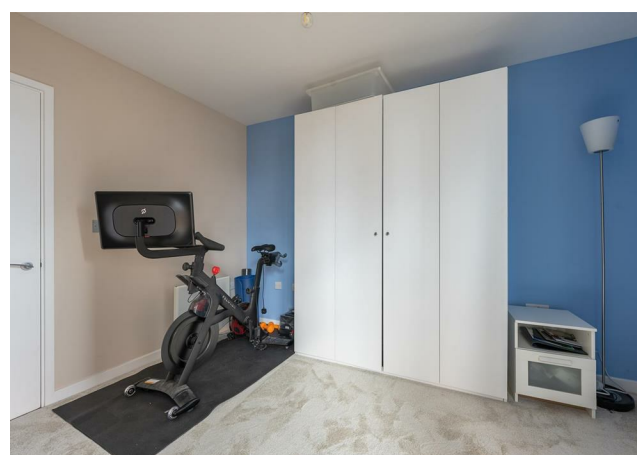
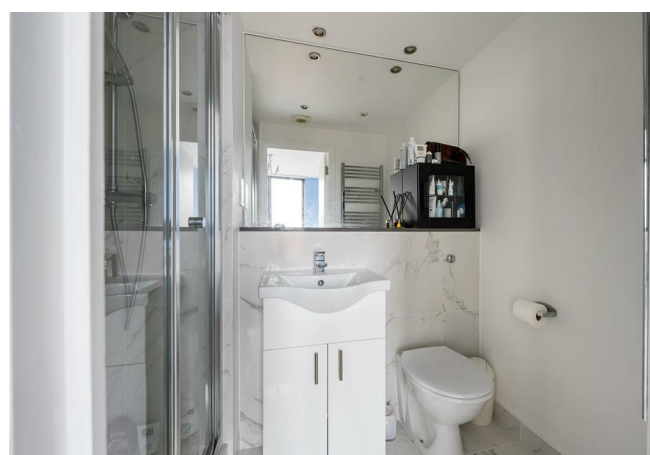
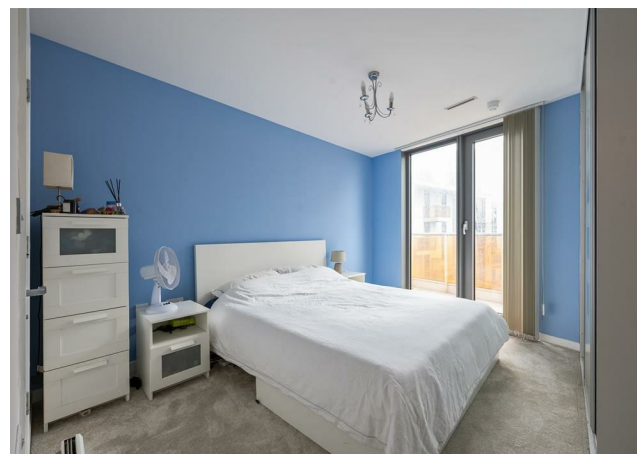
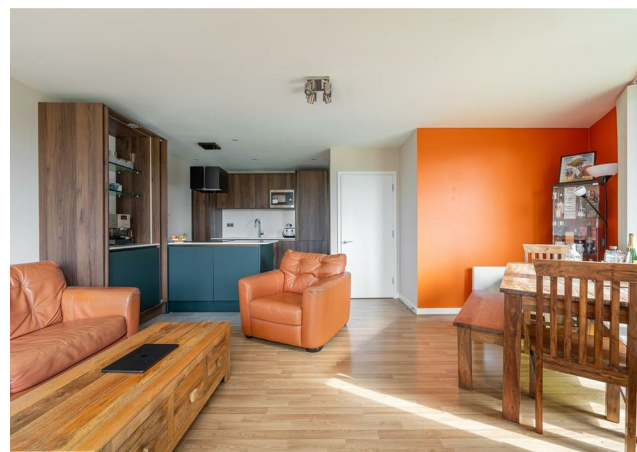
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IF YOU LIVED HERE...

Let's immediately head for your spectacular semicircular 300 square foot lounge, kitchen and diner. Twin sets of patio doors are set into the burnt orange statement wall, letting natural light flood in and leading you out to your vast wraparound balcony, with tinted glass balustrade. Back inside and blonde hardwood runs underfoot throughout.

Pale grey floor tiling takes over in your smartly finished kitchen, decked out in a mix of deep turquoise and timber style cabinetry, home to a suite of integrated

appliances. Elsewhere, both bedrooms are solid doubles of over 100 square feet apiece, both softly carpeted and with direct balcony access. Your principal sleeper features a marbled en suite shower room, while your family bathroom, similarly styled, sits off the hallway.

Outside you're less than a half mile on foot from the heart of Stratford. Stratford station offers citywide connections via the Elizabeth line, London overground and DLR, as well as the Central and Jubilee tube lines. Alternatively you're just a couple of minutes from the Queen Elizabeth Olympic Park, for endlessly exploreable greenery, renowned landmarks and world class sporting facilities.



WHAT ELSE?

- Among Stratford's massive choice of dining offerings, be sure to check out East Village. Just a fifteen minute stroll through the park, the former Athlete's Village has been reimagined as 'London's Coolest Postcode', home to independent bars, restaurants and pop up events.
- There's a welcome wealth of extra fitted storage in the hallway, an often overlooked essential of London apartment living.
- The endless shopping and leisure opportunities of the gargantuan Westfield are just an easy ten minute stroll away.

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