

16th Floor

Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
23'8" x 12'11"

Balcony  
12'11" x 4'2"

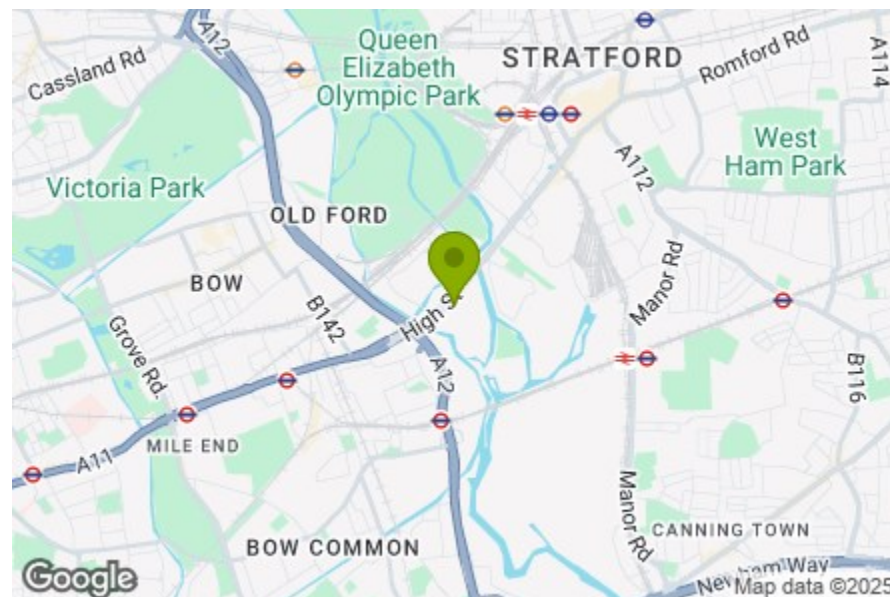
Bedroom  
9'9" x 8'10"

Balcony  
18'0" x 4'6"

Bedroom  
16'2" x 7'9"

Bathroom  
8'9" x 5'9"

Bathroom  
7'4" x 6'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



## HIGH STREET, STRATFORD

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Two Balconies
- Two Bathrooms
- Large Open Plan Reception
- Garage Parking
- Fantastic Views Over the Olympic Park
- Moments to Westfield
- A Short Walk to Pudding Mill Lane Station

This fantastically bright two-bedroom, two bathroom apartment is situated on the 16th floor of a modern building with enviable views sweeping across London.

Not only does it have two balconies and garage parking, it's a stone's throw from the Olympic Park, while the Stratford area around it is absolutely packed with excellent amenities and transport links.

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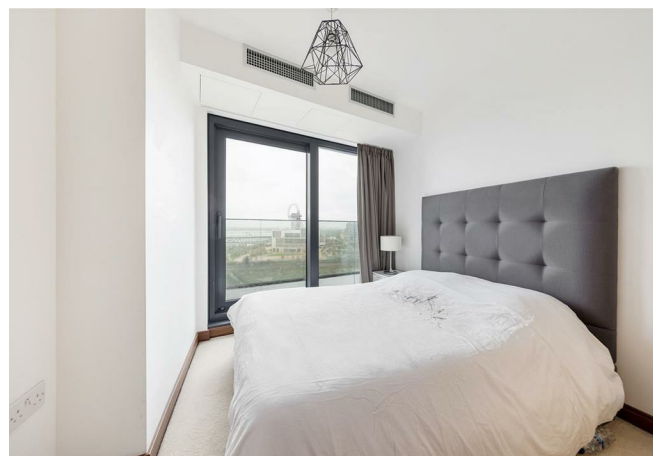
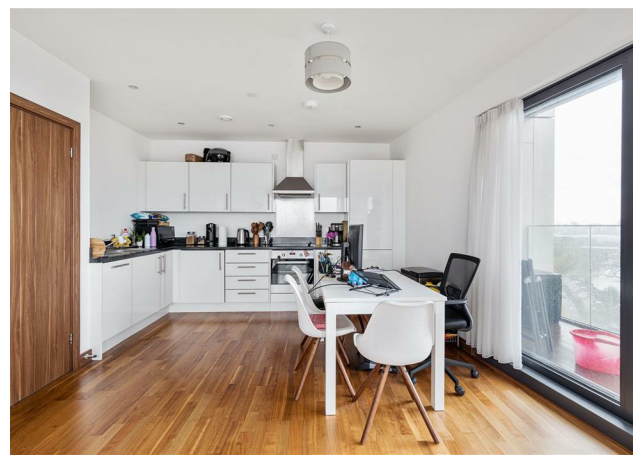
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#### IF YOU LIVED HERE...

Thanks to the views of the London skyline and abundance of natural-light, your 761 square foot apartment has a fantastic sense of proportion, while the sleek design provides a sense of calm just moments away from the hustle and bustle of the thriving neighbourhood.

You'll love that your generous kitchen/reception room has plenty of space relaxing, working, socialising and eating. The generous dual aspect windows kept everything looking extra pristine, especially the fittings in the smart kitchen area. The bedrooms are just as immaculate; one has balcony access, while the other has an ensuite, but with another modern bathroom in the mix, there'll be no queuing in the morning.

You'll love looking out from one of the two balconies at the 16th floor view, but it'll be even more fun exploring your neighbourhood on foot, particularly the expansive grounds of the Olympic Park. The winding pathways are perfect for strolling, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

You've even got a few international bucket list destinations on your doorstep; the ABBA Arena and the ArcelorMittal Orbit.

As for food and drink, you're spoilt for choice, with options ranging from the top quality chains found around Westfield to the hidden gems found around Stratford's Market Village.

#### WHAT ELSE?

- Nearby you'll find East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there.
- Your nearest station is Pudding Mill Lane Station - a 7 minute walk way, while Stratford is just a few minutes extra, with access to the Elizabeth line, Overground, Jubilee line, DLR and Central line (not to mention the national rail services from Stratford International).
- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're just one mile away.



#### A WORD FROM THE OWNER...

"The expansive views are the highlight of the flat. Large windows invite plenty of light in throughout the day, as well as sweeping panoramas of London's impressive skyline. The Olympic Park is your back garden and its stadiums and sports centres are a mere stone's throw away. We've also loved all of the nearby independent shops, cafés and restaurants - Darkhorse is one of our local favourites. Stratford, a major transport and shopping hub, is close by, as are the trendy food, culture and nightlife hotspots of Hackney Wick and Mile End."

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