



**109 Villiers Gardens, London E20**  
£750,000 Leasehold









## Description

Discover modern urban living at its finest in this exquisite three-bedroom, two-bathroom apartment in the heart of Chobham Manor, Stratford's most sought-after development. Spanning an impressive 936 sq. ft (86.9 sqm).

This impeccably presented home features a bright, open-plan kitchen equipped with integrated appliances and ample dining space. The welcoming reception area opens onto two private balconies, providing delightful outdoor spaces to relax and entertain. Three spacious bedrooms and two well-appointed bath/shower rooms complete this thoughtfully designed apartment, creating an inviting and harmonious living environment.

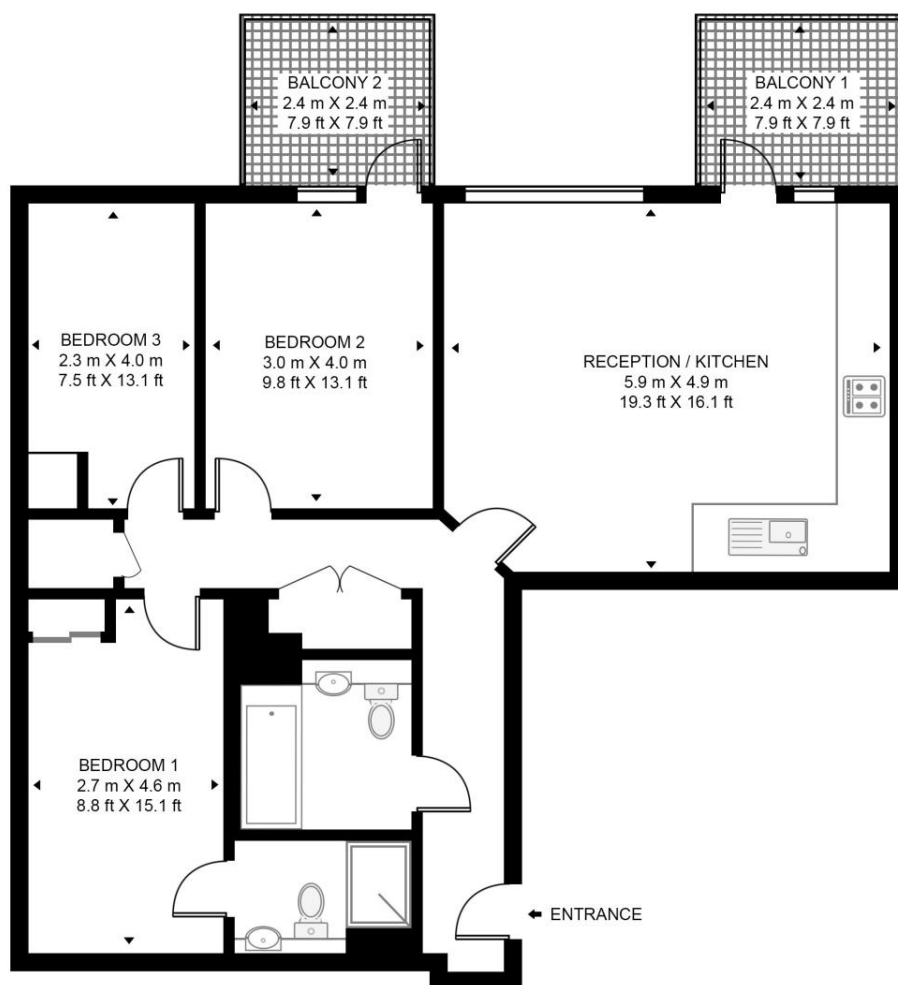
Families will be drawn to the excellent educational opportunities in the area, with the property falling within the catchment of the outstanding Ofsted-rated Chobham Academy and Mossborne Riverside Academy. The proximity to top schools, shops, and open green spaces makes this an ideal home for young families. For investors, the apartment holds broad appeal, attracting young professionals working in the City or Canary Wharf, as well as students attending prestigious nearby institutions such as LSE, UCL, Kings, and UAL.

- 3 Double bedroom apartment
- 2 Bathrooms (one en-suite)
- Second floor with lift access
- 2 Balconies (East aspect)
- Easy access to Queen Elizabeth Park and Westfield shopping centre
- Abundance of cafes, restaurants, and shops nearby
- Short walk to Stratford Station and Stratford International
- Approx. 936 sq.ft (86.9 sq. m)
- EPC rating B

# Floorplan

936 sq ft | 87 sq m

APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ.FT (86.9 SQ.M)



SECOND FLOOR



**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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