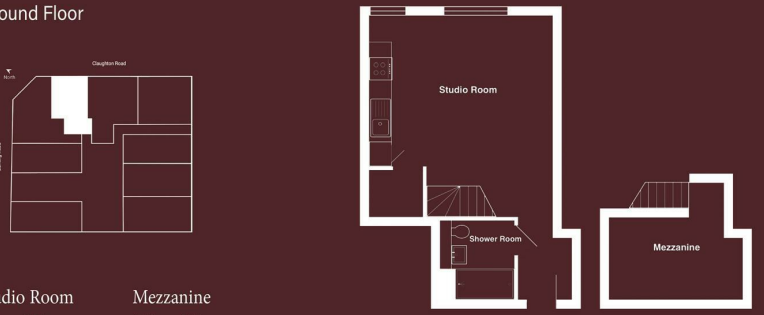


## Apartment 4

1 Studio Room, 1 Shower Room  
Ground Floor



Studio Room  
5.17m x 4.71m

Mezzanine  
3.43m x 2.11m

Shower Room  
2.03m x 1.91m

Total area: 337 sqft (31.3 sqm) Excluding Mezzanine    Total area: 406 sqft (37.7 sqm) Including Mezzanine

Studio Room  
16'11" x 15'5"

Shower Room  
6'7" x 6'3"

Mezzanine  
11'3" x 6'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## BARKING ROAD, PLAISTOW

Asking Price £300,000 Leasehold  
0 Bed Flat



### Features:

- Striking New Conversion
- Mezzanine Studio Apartment
- A short walk less than half a mile to Upton Park Overground
- Crittall-style windows
- Modern Living
- 999 Year Lease
- Only one mile to Plaistow Underground
- A short walk less than half a mile to Central Park

Studio apartments are a rare find, and this studio on the first floor of the new Lanestra Lofts development in Plaistow is a fantastic space in a landmark development with a presence and proportions that hint at its origins as a commercial building. Now completely remodelled and with two new floors on top, it offers luxurious living in 42 one and two bedroom apartments and studios located just moments from a wide range of shops, services and the tube station.

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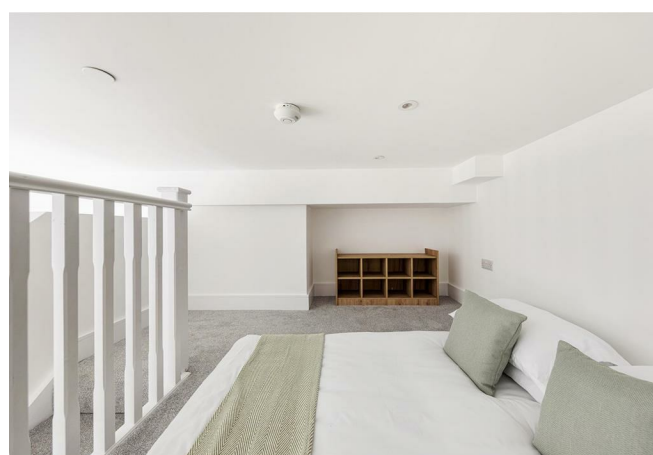
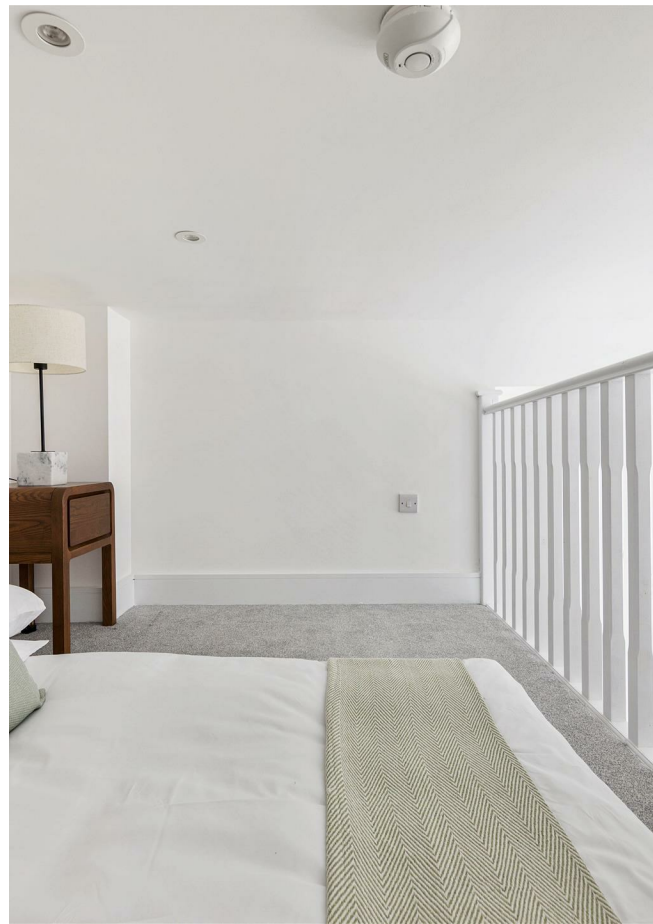
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### IF YOU LIVED HERE...

You'd love everything about your new studio apartment, from its modern design and contemporary décor to its convenient location. This is London living at its best; a new home in an exciting new micro-community with everything you need within easy walking distance.

This striking building combines imposing elegance with cutting edge industrial chic. The restrained monochrome palette of the exterior, with its pale render and graphite grey warehouse windows, is carried inside the building, where the welcoming foyer has a lift that will whisk you to your apartment.

This first floor studio has a huge, over 30 ft long, living space with large Crittall-style windows which flooded the whole space with north light - loved by artists for its day-long consistency. The kitchen sits neatly along one wall, with high-quality German Sachsen Kuchen fitted cabinets discreetly housing a comprehensive range of integrated appliances. Stylish Carrera worktops, upstands and splashbacks complete the look.

There's plenty of space in open plan living room to create zones for work, sleep, and play. The regular rectangular layout is a flexible format easily adopted to suit your style and requirements. The luxurious hotel-style bathroom has large format porcelain wall and floor tiles and a contemporary bath with an overhead shower, washbasin, and WC.



### WHAT ELSE?

- You'll be living in friendly Plaistow, with a wide selection of local shops and transport options on your doorstep and within easy walking distance of the stations and amenities in Upton Park and East Ham.
- Transport links are excellent. The nearest station is Upton Park, less than half a mile away. This is on the District and Hammersmith & City Lines, with direct journey of just over 20 minutes to the City (Liverpool Street) and 28 minutes to Westminster. The A13 and the North Circular Road are both within a ten minute drive.
- There are several local parks within easy walking distance, including Plaistow Park, Central Park in East Ham and West Ham Park with its park has grassland, playgrounds, sports courts, and café.

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