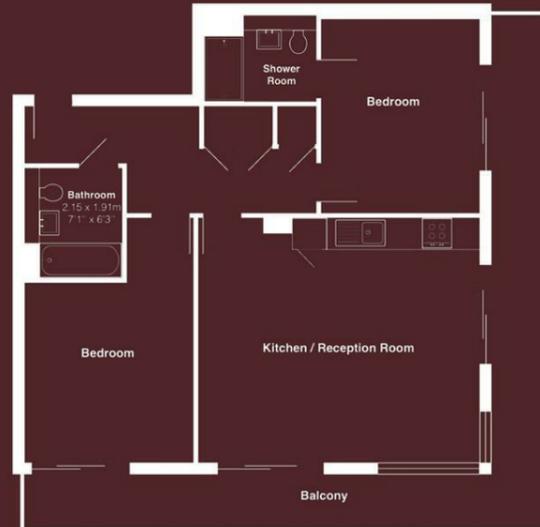
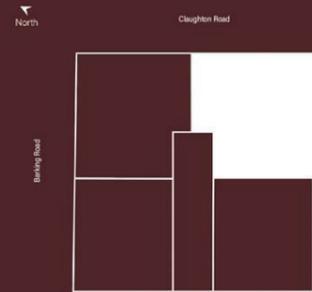


Apartment 41

2 Bedroom, 1 Bathroom, 1 Shower Room

Fourth Floor



Kitchen/Reception
5.53m x 4.8m

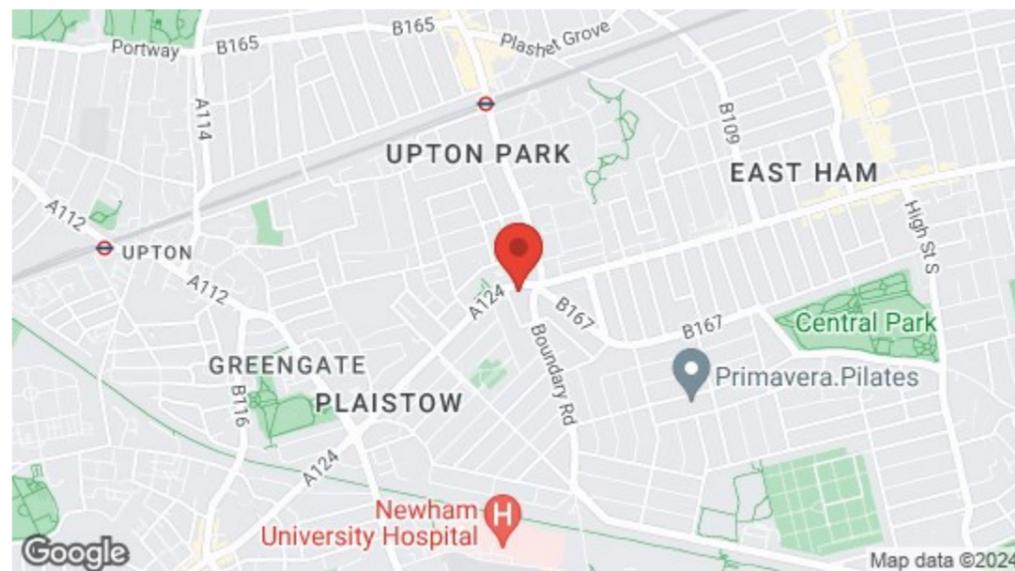
Bathroom
2.15m x 1.91m

Bedroom 1
3.81m x 3.11m

Shower Room
2.2m x 1.68m

Bedroom 2
3.52m x 3.32m

Total area: 775 sqft (72 sqm)



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			
England & Wales		EU Directive 2002/91/EC	

THE STOW
EST **BROTHERS** 2014
SALES/LETTINGS/NEW HOMES/MANAGEMENT

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Asking Price £500,000 Leasehold
2 Bed Flat



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Features

- New Lanesra Lofts Development
- Two Bedroom Penthouse Apartment
- A short walk less than half a mile to Upton Park Overground
- Dual Aspect
- Modern Living
- 999 Year Lease
- Only one mile to Plaistow Underground
- A short walk less than half a mile to Central Park
- Wrap Around Balcony

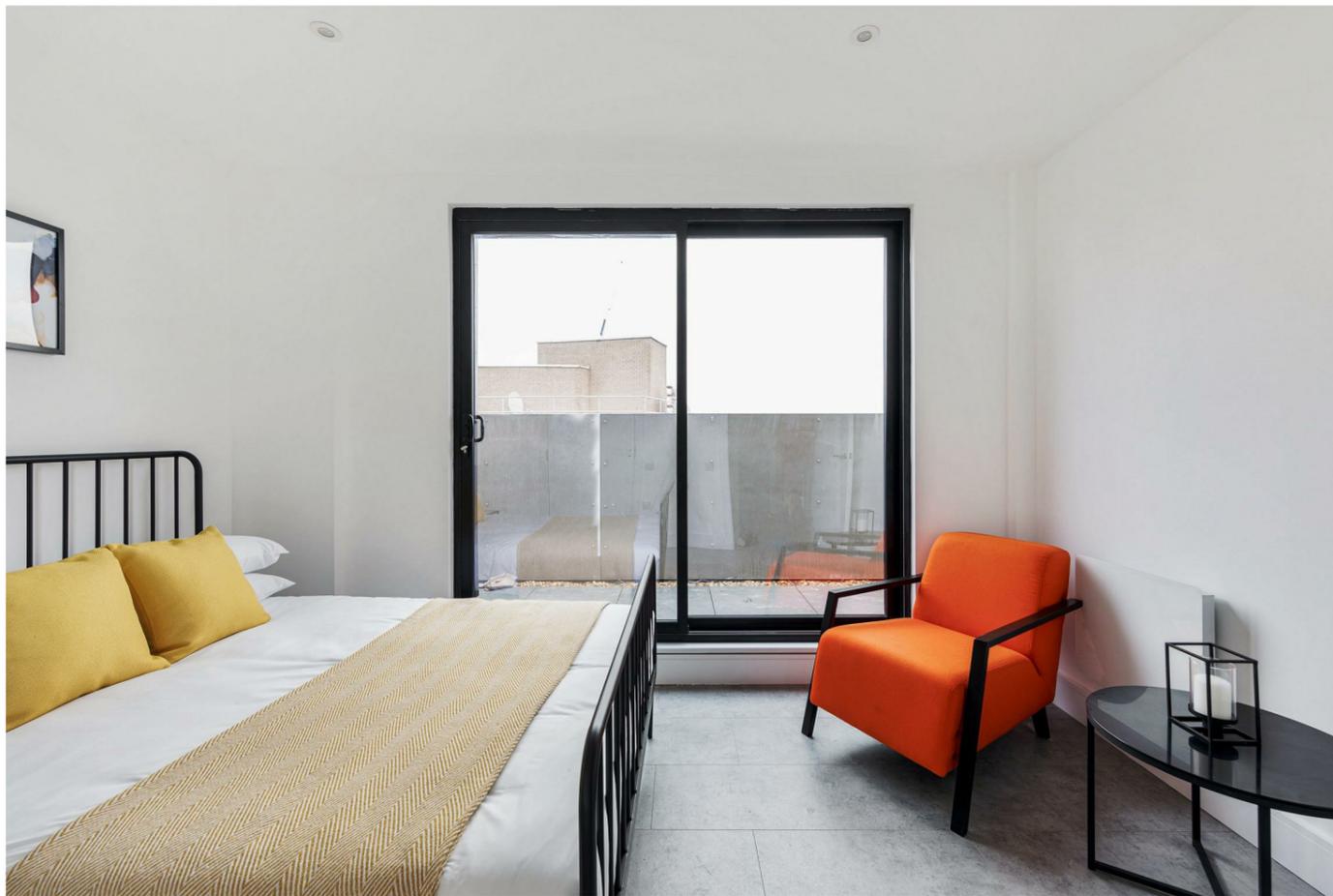


WHAT ELSE?

- 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.





➤➤ IF YOU LIVED HERE...

You'd love everything about your new penthouse, from its modern design and contemporary décor to its convenient location. This is London apartment life 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.

The all-new fourth floor is home to just four penthouses, and this is the largest, with 775 square feet of space inside and a huge wraparound terrace with views over the surrounding rooftops. Large glazed sliding doors provide access to the terrace from the large open plan living room and both bedrooms, giving the space a seamless connection to the outdoors and a light and airy ambience.

The layout of the apartment makes the most of its corner position, and the open plan main living space has two walls of picture windows that frame the rooftop views provide access to the terrace via two sets of sliding doors. The terrace gets all-day sun and is perfect for al fresco drinks or dining, or just relaxing. There's plenty of space in the living room for a lounge area, dining zone and workspace, and the linear kitchen neatly along one wall so you can easily style the room to suit your requirements. High-quality German Sachsen Kuchen fitted cabinets discreetly house a comprehensive range of integrated appliances and contemporary Carrera worktops, upstands and splashbacks complete the high-end look.

There are two double bedrooms and two bathrooms, one of which is a shower room en suite to the main bedroom. Both bedrooms can easily accommodate large double beds and bedroom furniture and have rooftop views through large glazed sliding doors that open onto the terrace. The bathrooms are hotel-style, with large format porcelain wall and floor tiles and a contemporary fixtures and fittings. The en suite has a walk-in shower, whilst the main bathroom has a bath with an overhead shower.

