



CHURCH STREET, LONDON

£450,000 Leasehold
3 Bed Flat



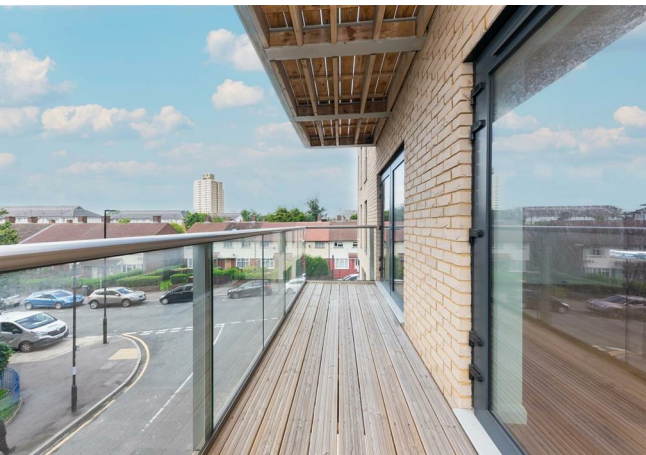
Featured:

- Close to Olympic Park & Westfield
- 0.4 Miles to Plaistow Station
- Less than 1 mile to Stratford station
- Private balcony
- A short walk to Stratford Park & West Ham Park

You'll be enjoying London apartment living at its brightest, with a private balcony and dual south/west aspect full of natural light. Your lounge/kitchen is impeccably finished with pale hardwood underfoot, floor to ceiling windows and a suite of subtly shaded fitted cabinets down one side home to a full complement of high end integrated appliances.

Step out onto your private balcony with decking underfoot and glass balustrade. Back inside and your bathroom's a bright boutique affair with oversized tiling from floor to ceiling. Finally your bedroom's a solid double, pristine in white with yet another floor to ceiling window and plush carpet underfoot, with a third room being a useful study with additional outlets or if required a third smaller bedroom.

REQUEST A VIEWING
0203 325 7227

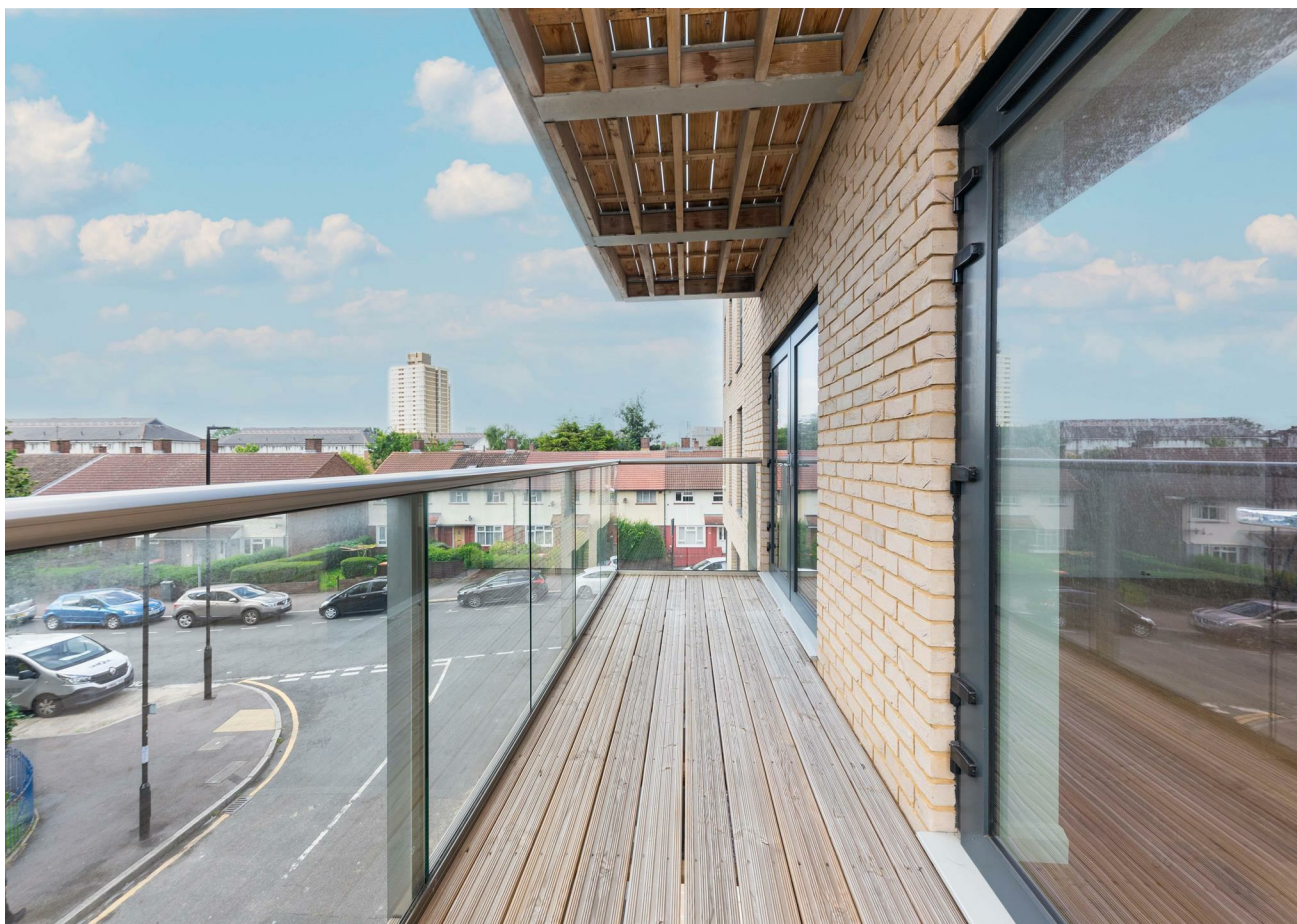


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Bathroom

Office/Study

9'6" x 9'6"

Bedroom

13'1" x 9'10"

Reception room/Dining room

20'4" x 10'9"

Kitchen

9'10" x 5'6"

Balcony

Bedroom

11'1" x 9'6"

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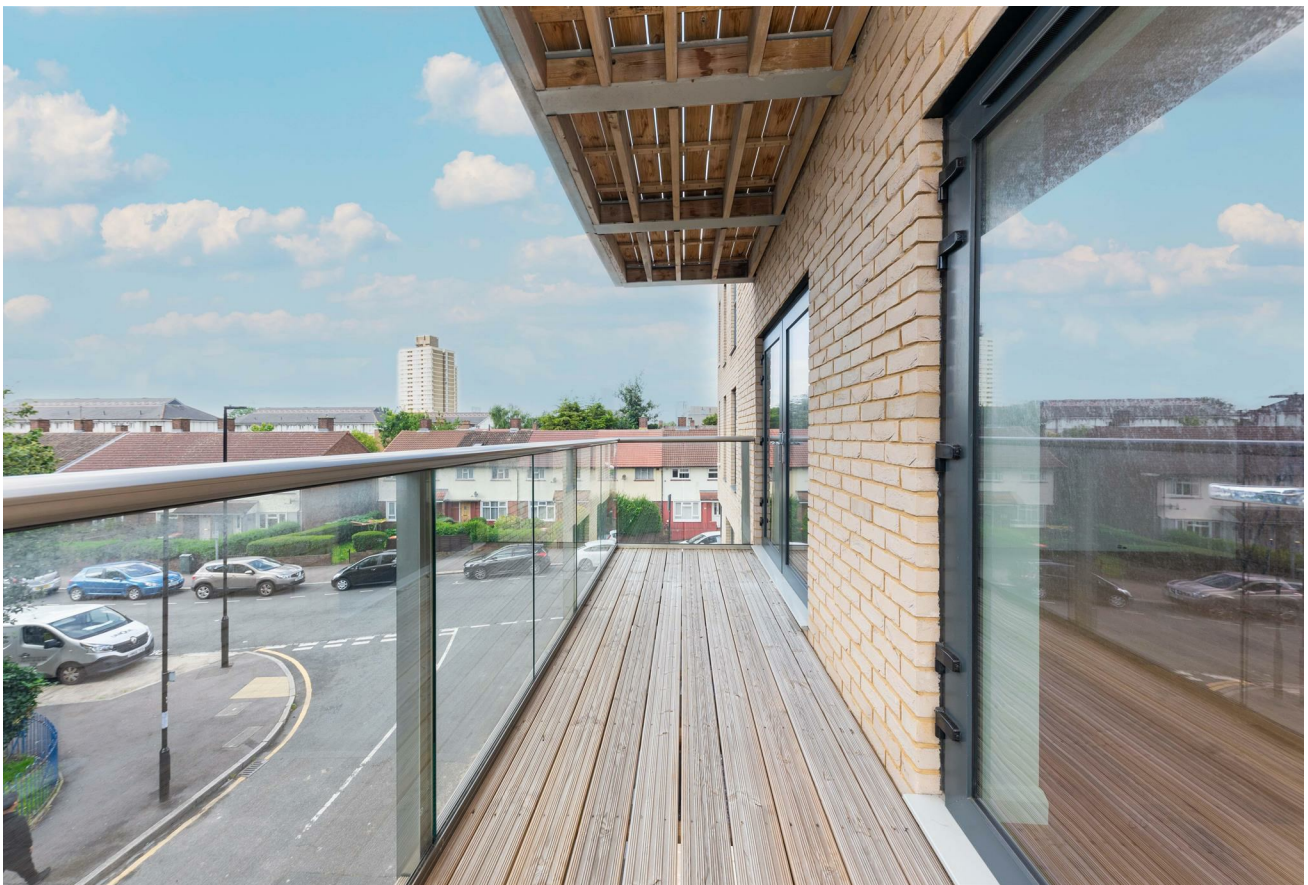
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Outside, two wheeled enthusiasts will be pleased to know that the Queen Elizabeth Olympic Park is less than ten minutes away by bike, home to the famous Velopark, London Aquatics Centre and all manner of other world class sporting and leisure facilities. The gargantuan Westfield Shopping Centre is even more handy; you can be strolling the broad promenades just ten minutes after stepping out your front door.

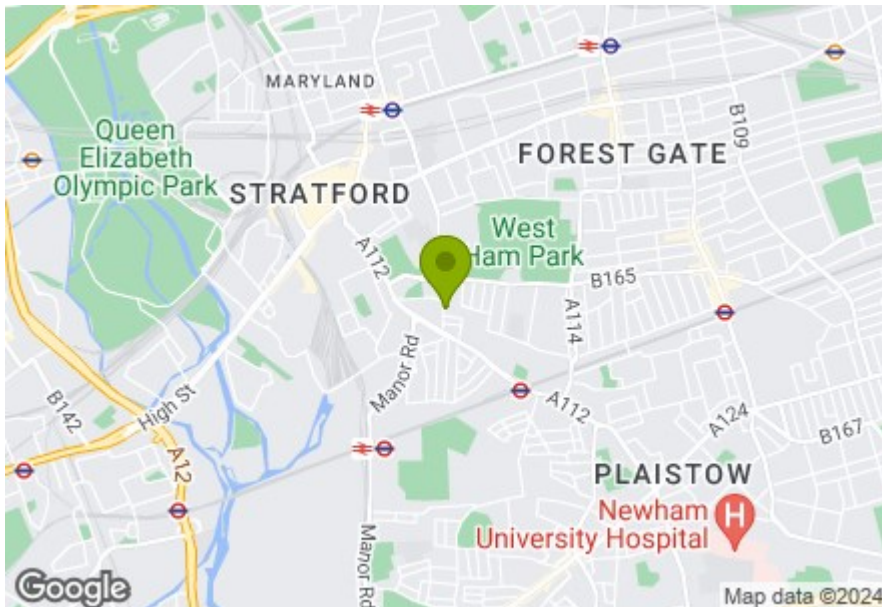


Word from the Owner

WHAT ELSE?

- West Ham Park, site of the first ever goal scored in the FA Cup in 1871, is just five minutes on foot. Perfect for jogging and strolling alike.
- Offered chain free, this enviable property is ready and waiting for a hassle free move.
- The development has smart, well maintained communal areas and a secure entryphone system.

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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	

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