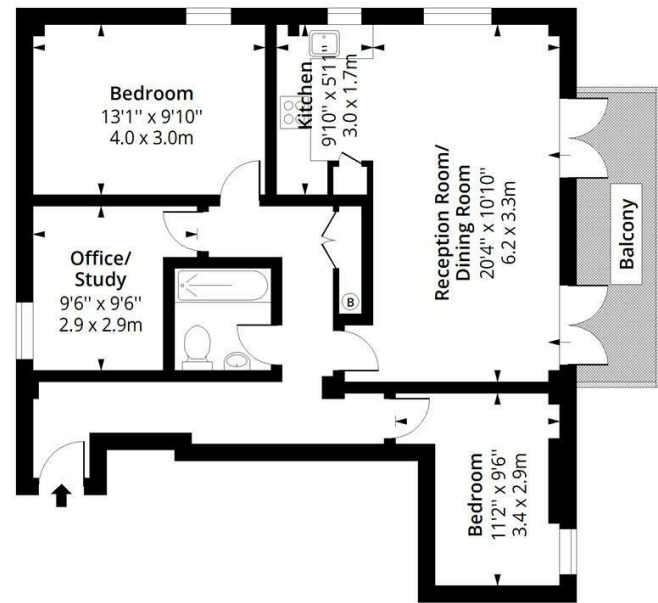


## Church Street, E15

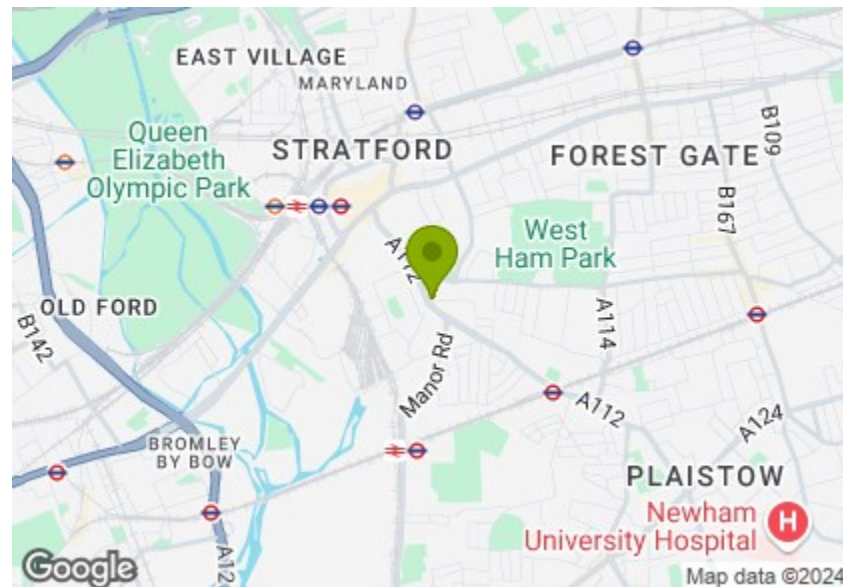
Approx. Gross Internal Area 803 Sq Ft - 74.60 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M (Including Balcony)



### Second Floor

Floor Area 803 Sq Ft - 74.60 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
lpaplus.com



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	



## CHURCH STREET, LONDON £450,000 Leasehold 3 Bed Flat



### Features:

- 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.

- West Ham Park, site of the first ever goal scored in the FA Cup in 1871, is just five

REQUEST A VIEWING  
0203 325 7227

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

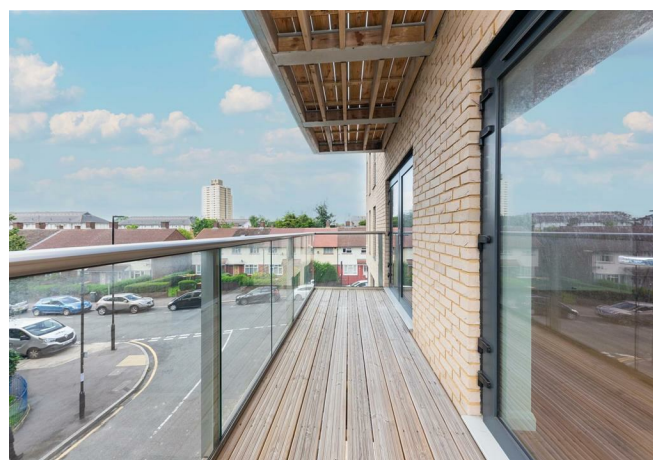
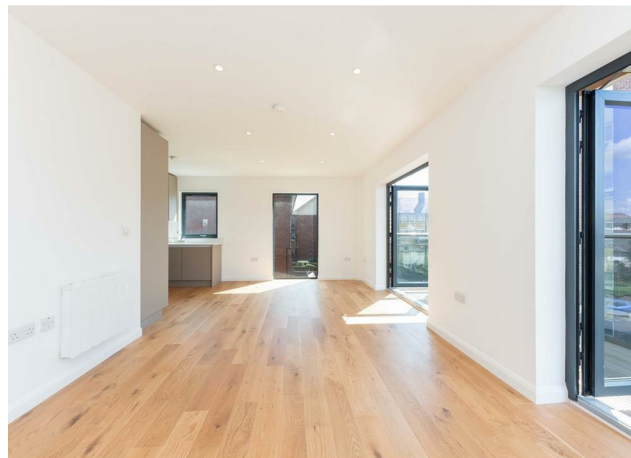
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





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.

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.



#### 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.

REQUEST A VIEWING  
0203 325 7227

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





REQUEST A VIEWING  
0203 325 7227



FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





**Bathroom**

**Balcony**

**Office/Study**

9'6" x 9'6"

**Bedroom**

11'1" x 9'6"

**Bedroom**

13'1" x 9'10"

**Reception room/Dining room**

20'4" x 10'9"

**Kitchen**

9'10" x 5'6"



REQUEST A VIEWING  
0203 325 7227

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM