



## 1 Ward Road, London, E15 2LB

**Asking price £429,000**

\*\*\*Investors only\*\*\*

CityRise are delighted to present a fantastic 2-bedroom, 2-bathroom apartment located in the heart of Stratford.

This apartment enjoys a prime location with easy access to a wealth of amenities, entertainment options, and excellent transport links. Stratford offers a vibrant lifestyle, attracting a diverse range of tenants and residents.

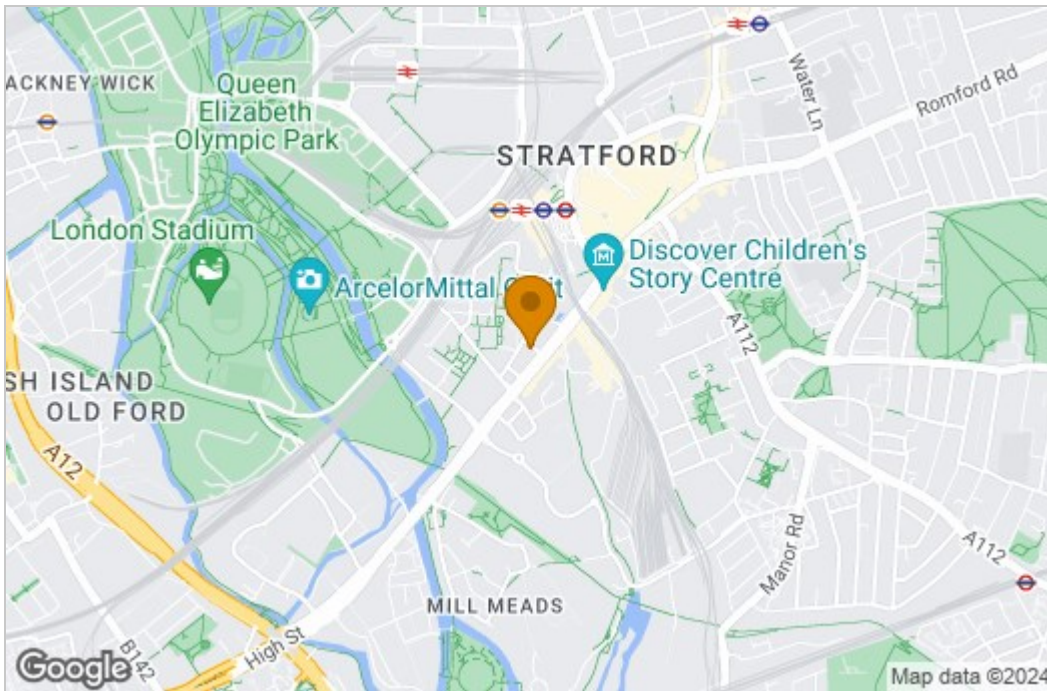
The open-plan layout maximizes natural light, providing a bright and spacious living environment that tenants will love. The property features two generously sized bedrooms, providing ample space for tenants and appealing to a broad range of potential renters. It also benefits from a well-equipped kitchen featuring modern appliances and sleek countertops and two contemporary bathrooms.

Stratford is a dynamic rental market, attracting professionals, families, and students alike. It is a rapidly growing area, driven by ongoing development and regeneration projects. Investing in this property allows you to tap into the area's rising property values and strong rental demand, providing long-term investment potential.



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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