



Stratosphere Tower, Stratford, E15 1DL

£349,995

1 bedroom apartment for sale within in one of Stratford's most sought after developments 'Stratosphere Tower' E15.

Panoramic views from its corner position and benefits from floor to ceiling dual aspect windows, open plan living room with luxury fitted kitchen, separate bedroom and luxury shower room suite.

Located in the centre of Stratford, a 2 minute walk to the central transport hubs of Stratford's station and bus depot as well as Westfield City Shopping Centre.
8 Minutes to Liverpool Street/ 10 Minutes to Canary Wharf/ 20 Minutes to Oxford Circus.

The development offers residents a superb standard of living with a roof top residents garden with views of Canary Wharf, The City and Queen Elizabeth Park to Westfield Stratford.

Concierge, residents gym and lounge.

Service charge £2160 per annum
Ground rent £250 per annum
Lease: 991 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 BEDROOM APARTMENT
- 4TH FLOOR CORNER UNIT
- GYM
- ROOF GARDEN
- 2 MINS FROM STATION & BUS STATION
- CHAIN FREE
- 24 HR CONCIERGE
- NEXT TO WESTFIELD SHOPPING CENTRE

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RESIDENTS ROOF GARDEN

VIEWS FROM 36TH FLOOR GARDEN

CONCIERGE/LOBBY

STRATOSPHERE TOWER BUILDING

STRATFORD HIGH STREET DLR

STRATFORD INTERNATIONAL DLR

STRATFORD INTERNATIONAL STATION

STRATFORD STATION

WESTFIELDS STRATFORD

GYM

BIKE STORAGE

ROOF TOP LOUNGE

DEVELOPMENT ENTRANCE

ENTRANCE SEATING AREA VIEW

RECEPTION ROOM VIEW

LIVING SPACE

LIVING SPACE VIEW

KITCHEN

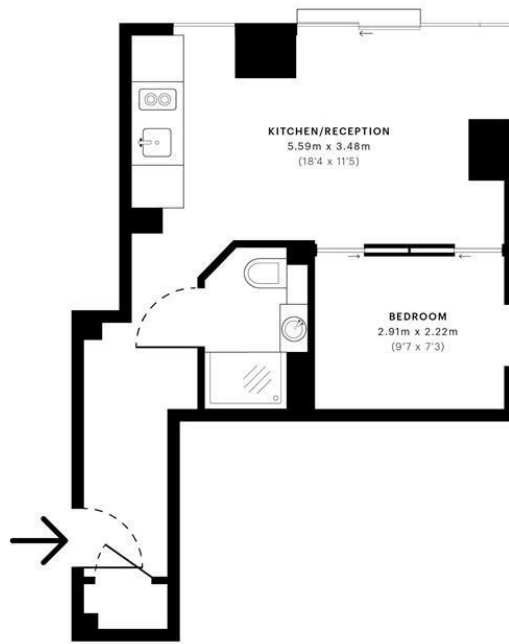
RECEPTION ROOM

BEDROOM

BEDROOM VIEW

SHOWER ROOM

OLYMPIC PARK

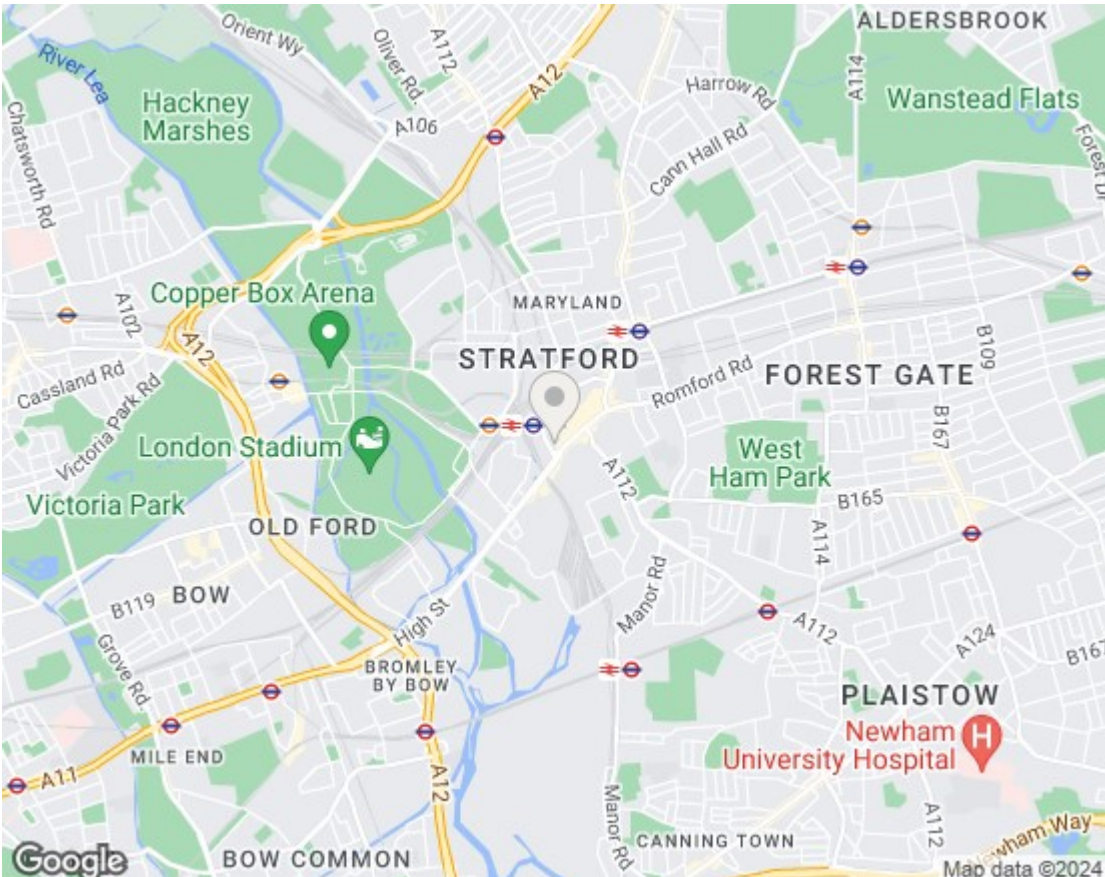


— Fourth Floor

| | | | |
|---|--|---|---|
| <p>GROSS INTERNAL AREA (GIA) The footprint of the property 33.29 sqm / 358.33 sqft</p> | <p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes: stairwells, restricted head heights 31.50 sqm / 339.06 sqft</p> | <p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft</p> | <p>RESTRICTED HEAD HEIGHT Limited to an area under 1.5m 0.00 sqm / 0.00 sqft</p> |
|---|--|---|---|

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 33.62 sqm / 361.88 sqft
 IPMS 3C RESIDENTIAL: 32.39 sqm / 348.84 sqft
 ipms id: 609c9d45ca50f0dc03ca3c8



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 82 | 82 |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.